

Date: October 20, 2020
To: Nikki Gilmore, Chief Administrative Officer
From: Joanna Rees, Planner
Subject: Major Development Permit – ‘Elevate at Sunstone’ - Amendment

PURPOSE

The purpose of this report is for Council to consider authorizing issuance of the attached amended Development Permit, which includes a variance to the Village of Pemberton Zoning Bylaw No. 832, 2018 parking regulations with respect to visitor parking and retaining wall requirements.

BACKGROUND

On Tuesday June 26, 2018 Council authorized the issuance of Development Permit Application (DPA-013) Elevate at Sunstone Major DP (included as **Appendix A**) to permit the development of a 52-unit, multi-family residential townhouse project.

To date, Sunstone Ridge Development Ltd. (the Applicant) has commenced construction of the first townhouse building; however, through the sales and marketing phase, the Applicant reports a limited demand for two-bedroom interior townhouse units. The proponents submit that there seems to be greater market demand for three bedroom end units. Accordingly, the Applicants approached the Village with the prospect of amending the existing approvals and the RTA-1 zone to facilitate the construction of a duplex multi-family project.

On June 16, 2020, Zoning Amendment Bylaw No. 883, 2020 was adopted to permit duplexes as a permitted Principal Use in the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone.

Additionally, to permit the proposed change from townhouses to duplexes, an amendment to the Development Permit No. 013 was required to assess the changes against the form and character guidelines of Development Permit Area No. 6 (Multi-family and/or Commercial Development) as contained in the Official Community Plan. The amended proposal requires approval by Council.

On July 16, 2020, a subdivision (boundary extension) application was submitted to the Village’s Approving Officer to amend the lot line between Lots A (Elevate) & B (adjacent vacant property) to increase the size of the subject property and permit a larger area for the Elevate at Sunstone Development. The application is being processed separately by the Approving Officer.

The amended Development Permit application was brought to the Advisory Design Review Commission on Thursday September 10, 2020. The following resolution was passed:

Moved/Seconded

THAT the Advisory Design Review Commission recommends that Council support the proposed amendment to Major Development Permit No. 013 ‘Elevate at Sunstone’.

CARRIED

DISCUSSION AND COMMENTS

SITE DESCRIPTION

The subject property is Lot A, District Lot 211, Lillooet Land District, Plan EPP82372, and is located at 4000 Sunstone Way. The property is designated as a Development Permit Area for Form and Character in the Village's Official Community Plan (OCP) under Development Permit (DP) Area No. 6 – Multi-family and/or Commercial Development. Following the lot line adjustment noted above, the subject property will measure 3.31 ha.

The subject lands are located on a significant slope and the proposed development provides southward views over the Pemberton Valley to Mt. Currie. One fourplex townhouse is currently being constructed on the site under DP No. 013.

Adjacent lands are zoned for residential uses. The neighbouring properties to the west are small lots where single detached homes are being constructed. The property is bounded to the east by lands owned by the same owner for future phases. The south boundary abuts the CN railway right-of-way, with a community pedestrian trail provided by Sunstone running north and parallel to the rail line and the Friendship Trail running south and parallel to the rail line.

A map of the subject property is shown below in Figure 1.

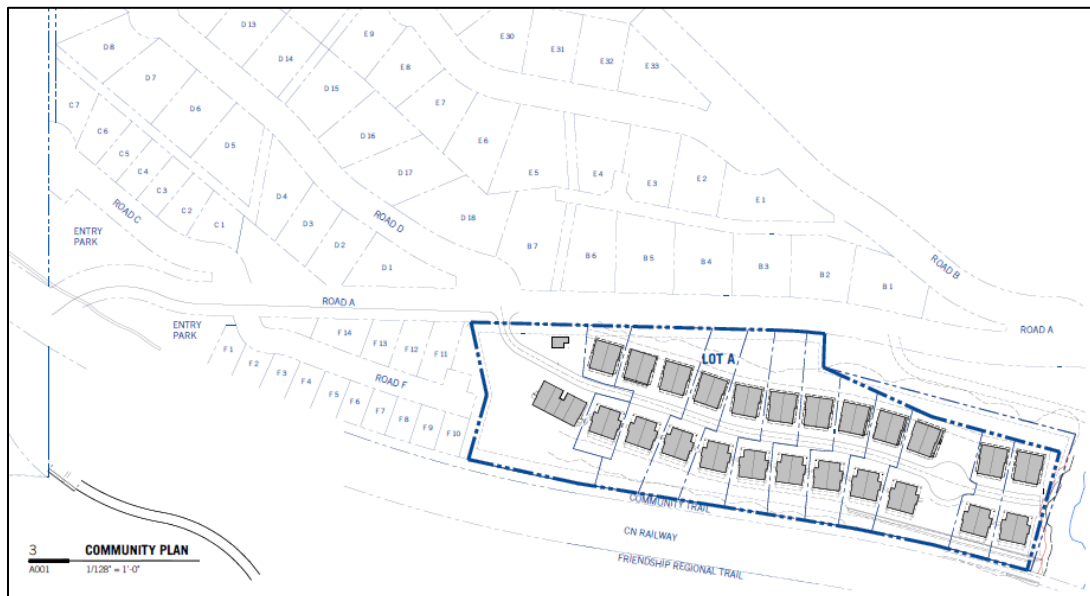


Figure 1: Location of the subject property

PROPOSAL DESCRIPTION

The amended proposal is to develop twenty-four (24) multi-family residential buildings consisting of a total of fifty (50) residential units. One of the buildings is the existing four-plex under construction. The additional twenty-three (23) duplexes proposed are 2-storey, 3 bedroom plus a den. The duplexes range in size from 251 square metres to 263.7 square metres. An accessory building for garbage and recycling is to be located near the site entrance.



Figure 2: Digital rendering of proposal

The site has been designed to accommodate the topography. The strata road will slope at an average of approximately 5%, with the two rows of buildings at significantly different elevations, creating a cascading effect down the hillside.

The applicant has advised that the proposed architectural design is inspired by the simple forms of traditional mountain villages and the local tradition of West Coast modern architecture. The applicants design rationale is included as **Appendix B**. Architectural features include sloped metal roofs, extensive glazing, substantial deck areas, and prominent roof overhangs to soften the massing of the buildings, respond to the topography of the site and protect views. The siting is intended to work with the contours of the subject lands and minimize the visible impacts of the hillside development. A digital rendering of the proposal is shown above in Figure 2.

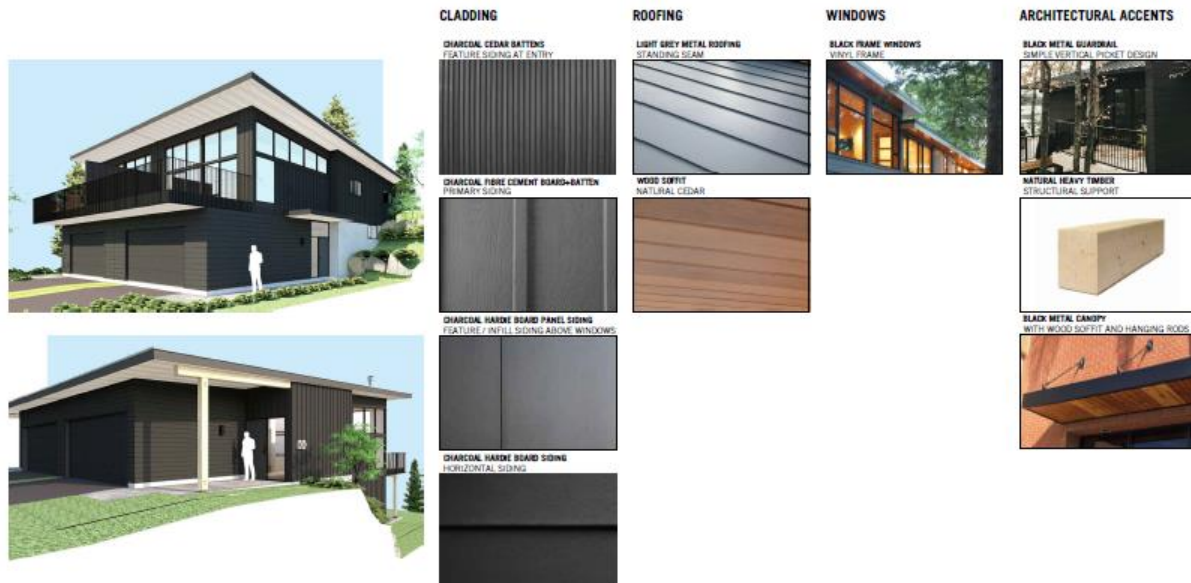


Figure 3: Materials board

Materials include fiber cement board and batten, cedar battens, Hardie board siding and metal roofing, creating a durable exterior in grey tones. Black window frames and metal guardrails will

be used to complement the grey tones. Natural cedar soffits will soften the exteriors of the buildings through the use of wood. The material board is shown above in Figure 3.

The applicant advises that passive building design principles have been implemented to minimize energy usage and carbon footprints, referencing the south-facing glazing and deep roof overhands to provide summer shading. Garages will be pre-wired for electric vehicle charging stations.

Lighting is proposed throughout the site to illuminate addresses, entrances, visitor parking and open spaces. Lighting is limited to protect nighttime views. An illuminated site monument will be located at the site entry to provide a “gateway” as residents and visitors enter the site.

The proposed landscape plan includes a variety native and non-native trees, shrubs, perennials and grasses considering the four seasons. The landscaping aims to support biodiversity, reduce pesticide use, and support water conservation by minimizing the use of water for irrigation. Existing vegetation on the perimeter of the site will be retained where possible.

The revised DP No.083 is attached to this report as **Appendix C**.

ZONING BYLAW NO. 832, 2018

The subject property is zoned Residential Townhouse Amenity 1, Sunstone (RTA-1). The following is an assessment of the proposal in the context of the Zoning Bylaw No. 832, 2018 requirements:

- a) Townhouses and Duplexes are permitted land uses in the RTA-1 zone.
- b) The proposal is below the maximum 25 units/ha density permitted on the site, proposing 15 units/ha.
- c) The proposed buildings cover 19.4% of the site, well below the maximum lot coverage of 40%.
- d) The proposed buildings comply with the front, rear, west interior, north interior and south interior lot line setback requirements.
- e) The proposed buildings comply with the 10.5 metre maximum height requirement.

VARIANCE REQUEST

The Applicant’s variance rationale is included as **Appendix B**.

Parking

Parking will be provided with single and double garages attached to each unit based on unit-type. The project also proposes driveway lengths that will accommodate additional parking in front of each unit. Accordingly, the application represents that duplex units will each have four (4) spaces, including the driveway parking. The fourplex will have twelve (12) spaces in total, including driveway parking. The development will have four (4) visitor spaces including one (1) accessible space. In total, 200 spaces will be provided to accommodate the residential development.

The Bylaw requirement for this project would be 101 spaces, resulting in a surplus of 99 parking spaces. Based on the surplus parking, the applicant is seeking a variance to reduce the visitor parking standard from the twelve (12) stalls required to four (4).

Parking Analysis					
Unit Type	Parking required	Number of dwelling units proposed	Total Parking required	Proposed Parking per unit	Total Proposed
Duplex	2 per dwelling unit	46	92	4 per dwelling unit	184
Townhouse	2 per dwelling unit	4	8	2 per dwelling unit (X2) 4 per dwelling unit (X2)	12
Visitor Parking	0.25 spaces per dwelling unit	50	13	N/A	4
Accessible Parking	Minimum 1 space	N/A	1	N/A	1
Totals			114		200
EV Parking	All multiple unit residential requiring at least ten (10) parking spaces shall provide one (1) electric vehicle for every ten (10) parking stalls required, which is readily accessible for charging a vehicle in a required parking space.			All Garages will be pre-wired for electric vehicle charging stations.	
Bicycle Parking	All multiple unit residential shall provide bicycle parking at a rate of 20% of the required vehicle parking		20 bicycle parking spaces		Bicycle storage can be facilitated within individual garages.

Retaining Walls

The following sections of the Zoning Bylaw No. 832, 2018 are applicable to the proposed retaining walls on the subject property:

Section 4.13 Projections into Required Setback and Exceptions to Siting Requirements

- (a) *Every part of any setback required by this Bylaw shall be open and unobstructed by any building or structure, except that, a setback may contain architectural or*

functional structures or a building or structure feature such as but not limited to; window sills, sunlight control projections, balconies, cornices, eaves, gutters, chimneys, pilasters, canopies, ornamental features or window bays, provided that:

viii. A retaining wall to a maximum height of 1.2 m may be sited on any portion of a lot.

7.21 Retaining Walls

(a) In a residential zone, a single retaining wall shall:

- i. Not exceed a Height of 1.2 m measured from the average natural grade level at its base; and*
- ii. Not be located within 0.6 m, measured horizontally, of any other retaining wall.*

Planted slopes are designed to reduce the use of retaining walls. However, due to the significant drop in grade through-out the site the applicant is seeking a variance to allow the following retaining walls:

- A series of two-tiered rock boulder retaining walls between the downslope units to mediate the significant drop in grade between the access road and the rear yards. The lower tier measures 2.5 metres and the upper tier is 0.6 metres tall.
 - Landscaping will screen these rock stack walls to minimize their appearance from the community trail to the south of the subject lands.
- A Sierra Earth Mechanized Wall
 - Ranging from 3.3m to 7.26m in height and 120 metres in length, the wall is proposed at the south-eastern corner of the subject lands.
 - The wall is intended to be able to support plant life to have the appearance of a green-wall.
 - The proposed retaining wall extends 4.3 metres onto the adjacent easterly property owned by the Applicant and will require an easement to permit the encroachment.

Retaining walls above 1.2 metres require a separate Building Permit and require sign-off by a Geotechnical Engineer.

Staff recommend that Council support both variance requests included in DP No. 013.

HILLSIDE DEVELOPMENT DESIGN GUIDELINES

The proposal is generally compliant with the Village of Pemberton Hillside Design Guidelines. The Guidelines are being applied though the project as a whole as it is in-stream and it is important to note that the project was well under way before the adoption of the guidelines.

Compliance with Village of Pemberton Hillside Development Guidelines	
Criterion/Objective	How proposed multi-family housing will be consistent with Village Objectives
Site and Subdivision Design	
Visual Impact	<ul style="list-style-type: none"> • Buildings will be built into the natural topography • Building siting will optimize view potential using lower rooflines and staggered placement

	<ul style="list-style-type: none"> • Lighting is limited and downwards facing to protect the dark sky and night-time views
Housing Diversity and Design	<ul style="list-style-type: none"> • The Four-plex and duplexes will contribute to housing diversity within the greater Sunstone neighbourhood • Buildings respond to the natural slope of the hillside with a stepped foundation • The building design promotes the conservation of energy and reduction of greenhouse gas emissions
Streetscape	<ul style="list-style-type: none"> • The road is accessible to emergency vehicles • The narrow and curved road encourages reduced vehicle speeds making it feel safe to be shared among pedestrians, cars and cyclists
Grading and Retaining	<ul style="list-style-type: none"> • The manufactured grade mimics natural slopes and the lot grading does not compromise visual objectives • The retaining walls located across the down-slope units are naturalized using boulders and screened with tiered landscaping
Geotechnical and Hydro-geological	<ul style="list-style-type: none"> • All roadworks structures and retaining structures will be designed and inspected by a professional geotechnical consultant • Post-development stormwater runoff is required to be controlled so as not to exceed pre-development levels
Landscaping	<ul style="list-style-type: none"> • Existing trees on the perimeter of the property will be retained where possible • Landscaping is designed to reduce maintenance and conserve water

COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within Development Permit Area No. 6 Form and Character of Multi-Family and/or Commercial Development. Only DP Area (DPA)

The DPA No. 6 guidelines particularly address siting, building form, open spaces, circulation & parking and streetscape improvements & landscaping. The guidelines can be found in the Village of Pemberton's Official Community Plan, Section 7.0 – Development Permit Area Guidelines.

The following table summarizes Staff's review of the application against the applicable DPA guidelines:

Development Permit Areas for the Form and Character of Development	
Applicable Guideline	Staff Comments
Objectives	
To provide a unifying and functional framework for quality and effectively integrated multi-family, mixed use (multi-family/commercial) and commercial development; and	The proposal represents a well-designed multiple-family development in an emerging neighbourhood.

Showcase the area's natural features, heritage landmarks, open spaces and parks.	The proposal includes siting to optimize views to highlight the area's natural features.
Guidelines	
<p>a) Siting - Development should recognize and complement the site's existing conditions, topography, natural vegetation, hydrology, solar exposure, site circulation and view corridors.</p> <ul style="list-style-type: none"> • Design for solar exposure to public and private spaces (summer shade and winter sun) and define and enhance the street edge in the placement and design of buildings and open spaces. • Provide a strong visual and physical relationships to pedestrian walkways and public spaces and provide opportunities for natural surveillance (eyes on the streets and open spaces). • Achieve privacy for residential units through inset balconies, decks and patios, and screening. • Provide barrier free access. 	<p>The site is isolated and does not impact any existing development. As a sloping site, it utilizes the natural topography to inform building siting to minimize the visual impact of the development from surrounding areas and to preserve view corridors for future residents. The proposal is designed for maximum solar exposure.</p> <p>The building design incorporates oversized patios, large overhangs, and natural landscaping to further minimize the visual intrusion to neighbouring units.</p> <p>Privacy walls are utilized between neighbouring balconies and patio spaces.</p>
<p>b) Building Form – Buildings are to be consistent with Pemberton's small town character and reflect its rural traditions of strong, simple and functional building forms.</p> <ul style="list-style-type: none"> • Provide a cohesive design program for the development (i.e., structural, mechanical, lighting and landscaping). • Avoid blank walls which are visible from the street or parks which lack architectural detailing. • Reduce the mass and scale of buildings through design features such as variations in roof form, wall recesses/projections, texture/colour, vertical accents, windows, balconies, dormers and façade detailing. • Design buildings to positively address the public realm on street frontages and sidewalks. • Encourage decks, balconies and porches to provide sunny, usable outdoor spaces. 	<p>The building form is directly informed by the sloping aspect of the site. The down-slope and up-slope buildings have been specifically designed to work with the topography on the site. The sloping roof forms, overhangs and decks will soften the scale of the project.</p> <p>Each unit will have garage access, providing sufficient and secured storage from the exterior of the buildings.</p> <p>The contemporary design will reflect the character of an emerging neighbourhood.</p> <p>Balconies are utilized on each unit to provide sunny, usable, outdoor space.</p> <p>The low sloping roof design ensures view corridors are maintained. The primary roof feature will be the fireplace chimney flues that will have a slim, simple profile.</p>

<ul style="list-style-type: none"> • Create interest with the roof structure using architectural features such as chimneys, cupolas, towers and venting. Roof mounted equipment should be concealed from pedestrian viewpoints. • Provide visual variety along streetscapes by varying individual unit designs. • Face main entrances to the street, being clearly visible and directly accessible from the sidewalk. Entrances should reinforce proximity to grade level, particularly avoiding multi-storey features. Diminish the appearance of garage doors from public streets. • Preference for side by side, up and down or staggered unit configuration to maximize the number of units facing the street. • Create interest by varying use of the building's scale, modulation, materials and colour in the placement and detailing of elements such as bay windows, entrances lighting, graphics and street furnishings. 	<p>The main entrances on the downhill units face the street and are clearly visible and accessible from the sidewalk. The main entrances on the upsloping units are accessed from a side entrance accessed from the street.</p> <p>Visual variety along the streetscape is created by the different dwelling faces exposed due to grade variation.</p>
<p>c) Construction Materials – The buildings should be sufficiently durable to withstand Pemberton's varied climate while also exhibiting quality construction and a small town character:</p> <ul style="list-style-type: none"> • Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick, and glass. • Discourage the use of the following exterior building materials: vinyl siding, plywood, particle board and synthetic materials such as cultured stone. Stucco and tile for large areas should be discouraged. • Use well designed window treatments of articulated wood, stone or metal details. Relective or heavily tinted glass and snap-in muntin bars are not recommended. 	<p>Building materials are generally hearty with the use of metal roofing and charcoal fibre cement board and batten as the primary siding.</p> <p>The application includes a mix of charcoal stained siding, muted light grey metal roods and black picket guardrails. Large roof overhands with natural cedar soffits will complement the charcoal colour scheme.</p>

<ul style="list-style-type: none"> • Apply exterior building colours that complement nature's spectrum; earth hues and the natural colours of foliage, grass, sky and woods. • Brighter colours may be appropriate as accents such as doorways, window frames, signs, graphics, store fronts and/or displays. • Ensure approval of all playground and park infrastructure by the Canadian Standards Association. • Complement neighbouring roof lines/pitches. Brightly-coloured metal roofs are discouraged. • Anchoring buildings with continuous durable finishing providing a sense of permanence and protection from street level impacts. • Wood roofing (Class A) will not be permitted under any circumstances as per the Village's Building Bylaw. • Use muted or natural roof colours where appropriate. 	
<p>d) Streetscape Improvements and Landscaping – The development should provide amenities for residents and visitors, while also adding interest to the street and showcasing local businesses.</p> <ul style="list-style-type: none"> • Incorporate planting consistent with the Village's standards contained within the Plant List. • Consider four season landscaping for both aesthetics and maintenance reasons. • Appropriately design, protect and select durable landscaping as not to be harmed by snow clearing or other maintenance works (i.e. sweeping). • Prioritize the retention of existing trees and vegetation. • Accommodate grading on individual properties, minimizing cut and fills and discourage retaining walls. • Incorporate <i>Low Impact Development Techniques</i> into site, service and landscape planning. 	<p>All plantings meet the technical requirements of a colder climate and meet a minimum hardiness zone suitable to the Pemberton climate.</p> <p>The landscaping has been designed to reduce maintenance and support water conservation.</p> <p>Existing trees around the perimeter of the site will be maintained as much as possible.</p> <p>Interior landscaping is ample and will provide a suitable streetscape.</p> <p>Cut and fill will be required over much of the site – even though the proposal responds very well to the topography, retaining walls are proposed on the downslope portion between the down sloping units. The use of tiered boulders with plantings will reduce the visual impact.</p> <p>A sierra mechanically stabilized earth (SME) wall is proposed along the south eastern portion of the property. The wall is designed</p>

<ul style="list-style-type: none"> • Provide irrigation for all landscaped and open areas. • Incorporate landscaped areas within parking lots to break up large paved areas. The landscaped areas can also be used in the winter for snow storage. 	<p>to support plant life in order to minimize the visual impact. On the landscape plan L-14 it is shown to be hydroseeded. The existing SME wall on the western side of the property is mostly grassed.</p> <p>The visitor parking area is appropriately landscaped.</p>
<p>e) Circulation and Parking - A development's accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the project.</p> <ul style="list-style-type: none"> • Screen or camouflage from public view all exterior services including utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, landscaping or printed art or images. • Ensure that garbage and recycling receptacles and dumpsters are provided and located within a lockable building (bear proof). • Accommodate efficient snow removal, including designated snow storage and drainage areas for access roads, loading and parking areas • Abide by the Village Construction Requirements as not to unsafely or inconveniently disrupt adjacent business operations or pedestrian movements during construction. 	<p>The majority of the parking for the proposal is contained within private driveways and garages. There is a limited number of visitor stalls, and no parking areas are located in areas visible from surrounding streets.</p> <p>A cul de sac is included in the road design to allow for a truck turn around for emergency access vehicles.</p> <p>Garbage/recycling is proposed at the entrance in a strata road-fronting location within an enclosure.</p>
<p>f) Snow Management – Site and building design shall mitigate the challenges related to freezing temperatures and precipitation. All developments shall manage snow through the site plan design and building form.</p> <ul style="list-style-type: none"> • Restrict snow from dumping or being dumped onto adjoining streets, sidewalks and right of ways. • Mitigate freeze / thaw cycle impacts including snow shed, roof drip, icicles, ice dams, and water infiltration. 	<p>Three snow dump zones are included along the length of the access road. The snow dump zone on the east side encroaches onto the neighbouring property (also owned by the applicant), as an easement will be required to facilitate this.</p> <p>The roofs of the uphill duplexes have been directed away from the residential entries and sidewalk areas. The roofs on the downhill building will contain heavy duty gutters and snow stops to prevent shedding.</p>

<ul style="list-style-type: none"> Prevent roofs from shedding towards pedestrian walkways, points of entry and loading or parking areas. 	<p>The light grey coloured metal roofing will help mitigate freeze thaw cycles as it will reflect light and heat absorption.</p>
<p>g) Lighting - Provide a lighting plan for new development. Fixtures on public roads shall be in accordance with Village Lighting Standards, while lighting on private property should be down shielded, as to illuminate only the desired display, pedestrian corridor, sign or building feature. Flashing, blinking or coloured lighting except for festival lighting is not supported.</p>	<p>Spotlights are utilized to illuminate the entrance sign.</p> <p>Two lit bollards are used to cast low light at the visitor parking.</p> <p>Two streetlamps are proposed; one at the post office boxes to provide general lighting security near the entry and one at the end of the cul-de-sac.</p> <p>The individual townhouses are animated with up/down light to highlight the addressing. The entries will also have up/down light to highlight the wood soffits.</p>
<p>h) Crime Prevention Through Environmental Design (CPTED) Principles - Development shall comply with the following principles:</p> <ul style="list-style-type: none"> Provide clear border definition of controlled space. Provide clearly marked transitional zones that indicate movement from public to semi-public to semi-private to private spaces. Locate vehicle and pedestrian access points, gathering areas and loitering areas to locations with natural surveillance in order to increase safety and perception of safety of users, and increase risks (deterrent) to offenders. Design and land use should relate to the context of on-site land uses and structures, immediate adjacencies, and the surrounding neighbourhood. Site landscaping should have clear sight lines, prevent concealment, direct users safely, be permeable and maintain relationships (eyes on street). Re-designate the use of space to provide natural barriers to conflicting activities. 	<p>The proposal appears to conform to generally accepted CPTED principles.</p> <p>The uphill balconies overlook the shared access road to provide opportunities for natural surveillance.</p> <p>Site lighting has been placed to ensure proper visibility at night while maintaining a low impact to neighbouring areas.</p> <p>The landscaping maintains clear sight lines from the access road to the unit entries.</p>

<ul style="list-style-type: none"> • Seek land use mix that promotes natural surveillance. • Overcome distance and isolation through improved communication, break-up large impersonal space, enhance sight lines, provide a range of land uses, and offer legitimate activity generators. • Avoid building designs, public amenities/services and street furniture that create excuses for loitering, nuisance and criminal behaviour. 	
Development Permit Area No. 6 Multi-Family and/or Commercial Development	
Applicable Guideline	
Comments	
Objectives	
<ul style="list-style-type: none"> • Create livable and attractive neighbourhoods. • Provide visual and physical cohesiveness that reflect our small town character. 	See above.
Guidelines	
<p>a) Siting – The site design should minimize direct visual intrusion to surrounding homes. Privacy can be achieved through inset balconies, decks and patios, screening and/or off-setting windows.</p>	See above.
<p>b) Building Form – The development should break up larger buildings in to smaller units or clusters while ensuring that intensive residential developments reflect the scale and character of the area. Also provide sufficient and secured exterior accessed storage areas for each unit.</p>	See above.
<p>c) Open Spaces – The development should be designed to accommodate the appropriate passive and/or recreational activities of the neighbourhood and:</p> <ul style="list-style-type: none"> • Provide private outdoor open space for all units (i.e. patio, porch, deck, balcony, yard, etc.). 	The units are designed to create private outdoor space for all units. Up slope units feature large over hanging balconies. Down slope units feature both rear yard balconies and patio spaces

<ul style="list-style-type: none"> • Consider fences only if they positively contribute to the attractiveness of the neighbourhood and will be durable over time. 	
<p>d) Circulation and Parking – The accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of a development.</p> <ul style="list-style-type: none"> • Situate residential parking areas, garages and driveways as a minor component of the site when viewed from the street. • Fully screen from public view all exterior services including utility installations, garbage and recycling containers, preferably with a durable fenced enclosure and landscaping. 	<p>See above.</p> <p>Due to the site topography, to avoid steep sloping driveways, residential parking and garages are sited to be adjacent to the street.</p>
<p>e) Streetscape Improvements and Landscaping - The development should provide amenities for residents and the surrounding neighbourhood.</p> <ul style="list-style-type: none"> • Install landscaping along all property lines, except where there is an access point. • Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state). • Utilize landscaping to provide definition for pedestrian corridors and defining private or semi-private spaces. • Accommodate grading on individual properties, minimizing cut and fills and discouraging retaining walls. • Incorporate landscaped areas within parking lots to break up large paved areas. The landscaping can also be used in the winter for snow storage areas. 	<p>See above.</p> <p>All soft landscaped areas are to be irrigated with a high efficiency design irrigation system.</p> <p>Cut and fill will be required over much of the site – even though the proposal responds very well to the topography, retaining walls are proposed on the downslope portion between the down sloping units. The use of tiered boulders with plantings will reduce the visual impact.</p>

COMMUNICATIONS

This application process does not require a communication element.

LEGAL CONSIDERATIONS

The issuance of Development Permits is regulated by the *Local Government Act (LGA)* ss. 489 and 490.

IMPACT ON BUDGET & STAFFING

All costs associated with the processing of this application, including Staff and consulting time, are recoverable as per the Village of Pemberton Development Procedures Bylaw 725, 2013 as amended from time to time.

INTERDEPARTMENTAL IMPACT & APPROVAL

There are no interdepartmental impacts or approvals required respecting this application.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

There are no impacts on the region or neighbouring jurisdictions.

ALTERNATIVE OPTIONS

The following options have been provided for Council's consideration:

1. **THAT** Council authorizes issuance of Development Permit No. 083 with the following conditions:
 - a) Provision of a landscape bond in accordance with BCSLA standards in the amount of \$220,012.80;
 - b) Registration of subdivision plans for the proposed lot-line adjustment;
 - c) Execution of an easement agreement between the subject lands and proposed Lot 2 on the lot line adjustment plan registered on title to permit the encroachment of the Sierra Mechanized Earth Wall and snow dump area on the easterly neighbouring lot; and
 - d) Payment of any outstanding review fees.

AND THAT both variance requests be supported.

2. **THAT** Council refuses the application for Development Permit No. 083; and
3. **THAT** Council refers the application for Development Permit No. 083 back to Staff to address further considerations.

RECOMMENDATION

THAT DP No. 083 be authorized for issuance, and the Mayor and Chief Administrative Officer be authorized to execute the Permit, subject to the successful completion of the following conditions to the satisfaction of the Manager of Development Services:

- a) Provision of a landscape bond in accordance with BCSLA standards in the amount of \$220,012.80;
- b) Registration of subdivision plans for the proposed lot-line adjustment;

- c) Execution of an easement agreement between the subject lands and proposed Lot 2 on the lot line adjustment plan registered on title to permit the encroachment of the Sierra Mechanized Earth Wall and snow dump area on the easterly neighbouring lot; and
- d) Payment of any outstanding review fees.

AND THAT DP No. 083 hereby varies Section 8.3 of the Village of Pemberton Zoning Bylaw No. 832, 2018 by reducing the required number of Visitor Parking Stalls from twelve (12) to four (4).

AND THAT DP No. 083 hereby varies Section 7.21 a) i) and 4.13 a) viii) of the Village of Pemberton Zoning Bylaw No. 832, 2018 to permit retaining walls in substantial compliance with the Elevation Site Plan Drawings prepared by Urban West Architecture, dated 2nd of October 2020.

ATTACHMENTS:

Appendix A: Development Permit No. 013

Appendix B: Amended Development Permit No. DP No. 083

Appendix C: Design and Variance Rationale

Prepared by:	Joanna Rees, Planner
Manager Approval:	Lisa Pedrini, Manager of Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer



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**VILLAGE OF PEMBERTON
Development Permit #013**

Issued to: **Sunstone Ridge Developments Ltd.**
File No: **2018-DPA-013**

(Registered owner according to Land Title Office, hereinafter referred to as the "Permittee")

Address: **14185 Rio Place
Surrey, BC. V3S 0L2**

- 1) This Development Permit applies to and only to those lands within the Village of Pemberton, Province of British Columbia, legally described as:

Parcel Identifier: 030-329-655

Legal Description: Lot 5, District Lot 211, Lillooet Plan District, Plan EPP72101

Civic Address: Not yet assigned.

as shown in the Subject Property Map attached as **Schedule A**.

- 2) This Development Permit No. 013 is issued pursuant to the authority of the Village of Pemberton *Official Community Plan Bylaw No. 654, 2011*, as amended and, except as varied in this permit, in conformity with all Village of Pemberton bylaws, as amended, and shall not be in any way varied except as so identified in this Permit.

The Permit relates to Form and Character of Development as per Development Permit Area No. 6 – Multi-family and/or Commercial Development.

- 3) Whereas the applicant has made application to develop fifty-two (52), townhouse units in nine buildings, on the said lands, the following terms and conditions of this Development Permit shall apply to said land:
- a) Dimensions and Siting of Buildings and Structures of the Land
All buildings and structures to be constructed on the said lands shall be in substantial compliance with the drawings prepared by Urban West Architecture Inc dated 6th of June 2018 attached to and forming a part of this Permit as **Schedule B**:

A000	Project Information + Drawing List
A001	Project Images
A002	Project Images
A002a	Project Images
A003	Architectural Finishes + Materials
A004	Site Context
A005	Site Plan + Project Data
A006	Long Site Sections + Project Data
A007	Site Cross Sections
A008	Streetscape Elevations
A009	Site Survey
A100	Uphill Sixplex Building Plans
A101	Uphill Sixplex Roof Plan
A102	Downhill Sixplex Building Plans
A103	Downhill Sixplex Roof Plan
A104	Downhill Fourplex Building Plan
A105	Downhill Fourplex Roof Plan
A200	Uphill Sixplex Elevations
A201	Uphill Sixplex Elevations
A202	Downhill Sixplex Elevations
A203	Downhill Sixplex Elevations
A204	Downhill Fourplex Elevations
A205	Downhill Fourplex Elevations
A300	Long Building Section @ Patio
A301	Uphill Sixplex Cross Sections
A302	Downhill Sixplex Cross Sections
A400	Uphill Sixplex –‘A’ Unit Plans
A401	Uphill Sixplex –‘B’ Unit Plans
A402	Downhill Six + Four Plex – ‘C’ Unit Plans
A403	Downhill Six + Four Plex – ‘D’ Unit Plans
A500	Accessory Building

approved by the Village Council on the 26th day of June 2018.

b) Use of the Land

The residential uses that will be permitted within the building will be contingent upon satisfying the applicable off-street parking requirements in the Village Zoning Bylaw No. 466, 2001, except as varied by this Development Permit.

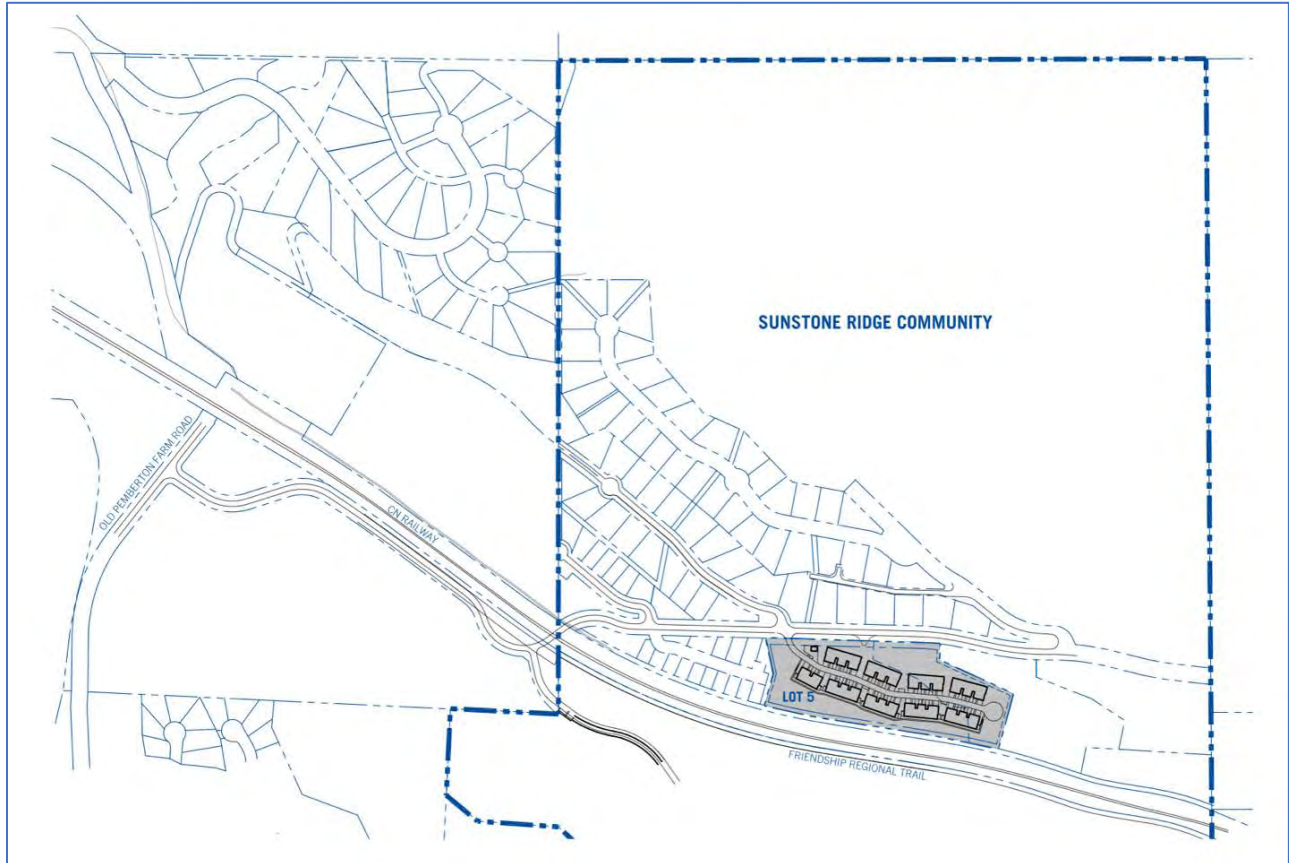
c) On Site Landscaping

(i) All landscaping to be installed on the said lands shall be in substantial compliance with the Landscape Plans (L-1 to L-7 inclusive) and Quote prepared by Durante Kreuk Ltd, dated 11th May 2018, attached to and forming a part of this Permit as **Schedule C**;

(ii) All landscaped areas shall be provided with in-ground irrigation systems, the details of which shall be provided at the time of Building Permit.

- (iii) The Permittee shall be responsible for maintaining all the landscaping, in an orderly and responsible manner.
- 4) This Development Permit is issued subject to the Permittee providing security in the form of Cash, Bond or an Irrevocable Letter of Credit in the amount of \$337,536, which is equal to 120% of the estimated total cost of the required works (\$281,280) to secure provision of the on-site landscaping. The Letter of Credit shall be received before issuance of a Building Permit and kept in force until all the landscaping works are completed and installed to the satisfaction of the Village.
- 5) The Permittee shall complete all works and landscaping referenced in Item 3 (c) to the satisfaction of the Municipality within one (1) year from the date that the Permit has been issued. If the landscaping is not completed to the satisfaction of the Municipality within the required time the security deposit may be used to undertake the required landscaping. Extensions to the one (1) year time limit may be applied for in writing thirty (30) days prior to the expiry date. Once landscaping is installed, the Village will inspect and if satisfied, will release the bond with the exception of a ten percent (10%) hold back for one year to guarantee the survival of the plantings.
- 6) Pursuant to Section 490 of the Local Government Act, Council of the Village of Pemberton approved a variance to the *Zoning Bylaw 466, 2001* on the 26th day of June 2018 with respect to this development in the following manner:
 - a) Section 308 of *Zoning Bylaw No. 466, 2001*, has been varied to reduce the minimum number of visitor parking stalls from 13 to 7.
- 7) Servicing Agreements and Security deposit will be addressed by a separate subdivision application which will provide services to the development authorized by DPA013.
- 8) The Permittee shall complete the Development to the satisfaction of the Municipality within two (2) years from the date that Council authorized the issuance of the Permit. If the Permittee does not commence the Development permitted by the Permit within one (1) year from the date of the issuance of the Permit, this Permit shall lapse.
- 9) This Permit is not a Building Permit. While development on the lands described in 3) of this Permit is subject to the conditions and requirements set out in this Permit, this Permit does not authorize development or any construction. Council reserves the right at any time prior to issuance of a Building Permit to alter the permitted use, density or conditions of use that affects the Lands.
- 10) The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part hereof.

**SCHEDULE A
Location Map**



SCHEDULE B
Architectural
Drawings

PROJECT INFORMATION

PROJECT NAME 'ELEVATE AT SUNSTONE' TOWNHOUSES
CIVIC ADDRESS T.B.D. (SUNSTONE RIDGE LOT 5, PEMBERTON BC)
LEGAL ADDRESS PLAN EPP72101 DL 211 LLD, LOT 5
P.I.D. 030-329-655
ZONING RTA-1
SITE AREA 295 117.7 sf (27 417.3 sm / 2.74 ha)
PROPOSED USE RESIDENTIAL (PART 9, BCBC2012)
ACCESSORY USE GARBAGE + RECYCLING

GROSS BUILDING FLOOR AREA

BUILDING 1	14 102.0 sf (1 310.1 sm)
BUILDING 2	14 102.0 sf (1 310.1 sm)
BUILDING 3	14 102.0 sf (1 310.1 sm)
BUILDING 4	14 102.0 sf (1 310.1 sm)
BUILDING 5	14 119.2 sf (1 311.7 sm)
BUILDING 6	14 119.2 sf (1 311.7 sm)
BUILDING 7	14 119.2 sf (1 311.7 sm)
BUILDING 8	14 119.2 sf (1 311.7 sm)
BUILDING 9	9 772.8 sf (907.9 sm)
ACCESS. BLDG 1	429.0 sf (39.9 sm)
TOTAL	123 086.6 sf (11 435.1 sm)

BUILDING LOT COVERAGE AREA

BUILDING 1	7 524.6 sf (699.1 sm)
BUILDING 2	7 524.6 sf (699.1 sm)
BUILDING 3	7 524.6 sf (699.1 sm)
BUILDING 4	7 524.6 sf (699.1 sm)
BUILDING 5	7 059.6 sf (655.9 sm)
BUILDING 6	7 059.6 sf (655.9 sm)
BUILDING 7	7 059.6 sf (655.9 sm)
BUILDING 8	7 059.6 sf (655.9 sm)
BUILDING 9	4 886.4 sf (454.0 sm)
ACCESS. BLDG 1	429.0 sf (39.9 sm)
TOTAL	63 652.2 sf (5 913.5 sm)

	PERMITTED / REQUIRED	PROPOSED
LOT COVERAGE	40% (118 047.1 sf / 10 966.9 sm)	22% (63 652.2 sf / 5 913.5 sm)
SITE DENSITY	68 UNITS (25 UNITS / ha)	52 UNITS (19 UNITS / ha)
FLOOR AREA PER UNIT	3 229.2 sf (300 sm)	2 634.2 sf (244.7 sm) TYPE 'A' UNITS 2 208.4 sf (205.7 sm) TYPE 'B' UNITS 2 713.2 sf (252.1 sm) TYPE 'C' UNITS 2 173.6 sf (201.9 sm) TYPE 'D' UNITS
BUILDING HEIGHT	34.4' (10.5 m)	28.6' (8.71m) UPHILL BUILDINGS 26.8' (8.13m) DOWNHILL BUILDINGS
ACCESSORY BUILDING HEIGHT	15.1' (4.6m)	11.6' (3.4m)
RESIDENTIAL SETBACKS*	(PER SECTION 303.3)	
FRONT	24.6' (7.5 m)	29.17' (8.89m) BUILDING 1
REAR	16.4' (5.0 m)	46.25' (14.71m) BUILDING 7
INTERIOR LOT (WEST)	9.8' (3.0 m)	91.53' (27.90m) BUILDING 9
INTERIOR LOT (NORTH)	9.8' (3.0m)	17.14' (5.23m) BUILDING 4
INTERIOR LOT (EAST)	9.8' (3.0 m)	106.01' (32.30m) BUILDING 4
INTERIOR LOT (SOUTH)	9.8' (3.0 m)	104.54' (31.86m) BUILDING 5
*ONLY BUILDING NEAREST TO THE SPECIFIED SETBACK IS LISTED		
ACCESSORY BUILDING 1 SETBACKS*		
FRONT	24.6' (7.5 m)	28.98' (8.83m)
*ONLY NEAREST SETBACK IS LISTED		
PARKING	(PER SECTION 500) (SEE A005 FOR CALCULATION)	140
		7
		109 TOTAL
4 ACCESSIBLE PARKING		1



'ELEVATE AT SUNSTONE' TOWNHOUSES
LOT 5 SUNSTONE RIDGE, PEMBERTON BC

PROJECT TEAM

OWNER
SUNSTONE RIDGE DEVELOPMENTS
CONTACT: CAM MCIVOR
604.935.8565

CONTRACTOR
JBR CONSTRUCTION LTD.
300-8809 HEATHER ST
VANCOUVER, BC V6P 3T1
CONTACT: WARREN BARROW
778.919.6526

ARCHITECTURAL
URBAN WEST ARCHITECTURE INC.
857-622 WEST PENDER STREET
VANCOUVER, BC V6B 1T6
CONTACT: JUSTIN BENNETT
604.693.1332

DESIGNER + INTERIORS
FOUNDATION CONSULTING INC.
VANCOUVER, BC
CONTACT: ROGER KOODOO
604.597.1246

LANDSCAPE
DURANTE KRELUK LTD.
102, 1637 W 5TH AVE
VANCOUVER, BC V6J 1N5
CONTACT: PETER KRELUK
604.684.4611

STRUCTURAL
WHM STRUCTURAL ENGINEERS
2227 DOUGLAS RD
BURNABY, BC V5C 5A9
CONTACT: DAN WICKE
604.484.2859

CIVIL
KAMPS ENGINEERING
227-515 W PENDER ST
VANCOUVER, BC V6B 6H5
604.682.2020
CONTACT: MIKE KAMPS
604.682.2020

DRAWING LIST

ARCHITECTURAL	DESCRIPTION
A000	PROJECT INFORMATION + DRAWING LIST
A001	PROJECT IMAGES
A002	PROJECT IMAGES
A002a	ARCHITECTURAL FINISHES + MATERIALS
A003	ARCHITECTURAL FINISHES + MATERIALS
A004	SITE CONTEXT
A005	SITE PLAN + PROJECT DATA
A006	LONG SITE SECTIONS + PROJECT DATA
A007	SITE CROSS SECTIONS
A008	STREETSCAPE ELEVATIONS
A009	SITE SURVEY
A100	UPHILL SIXPLEX BUILDING PLANS
A101	UPHILL SIXPLEX ROOF PLAN
A102	DOWNHILL SIXPLEX BUILDING PLANS
A103	DOWNHILL SIXPLEX ROOF PLAN
A104	DOWNHILL FOURPLEX BUILDING PLANS
A105	DOWNHILL FOURPLEX ROOF PLAN
A200	UPHILL SIXPLEX ELEVATIONS
A201	UPHILL SIXPLEX ELEVATIONS
A202	DOWNHILL SIXPLEX ELEVATIONS
A203	DOWNHILL SIXPLEX ELEVATIONS
A204	DOWNHILL FOURPLEX ELEVATIONS
A205	DOWNHILL FOURPLEX ELEVATIONS
A300	LONG BUILDING SECTION @ PATIO
A301	UPHILL SIXPLEX CROSS SECTIONS
A302	DOWNHILL SIXPLEX CROSS SECTIONS
A400	UPHILL SIXPLEX - 'A' UNIT PLANS
A401	UPHILL SIXPLEX - 'B' UNIT PLANS
A402	DOWNHILL SIX + FOUR PLEX - 'C' UNIT PLANS
A403	DOWNHILL SIX + FOUR PLEX - 'D' UNIT PLANS
A500	ACCESSORY BUILDING

PROJECT SALEABLE DATA

NO.	DESCRIPTION	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)	AREA (SM)
1	UPHILL SIXPLEX BUILDING PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
2	UPHILL SIXPLEX ROOF PLAN	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
3	DOWNHILL SIXPLEX BUILDING PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
4	DOWNHILL SIXPLEX ROOF PLAN	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
5	DOWNHILL FOURPLEX BUILDING PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
6	DOWNHILL FOURPLEX ROOF PLAN	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
7	UPHILL SIXPLEX ELEVATIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
8	UPHILL SIXPLEX ELEVATIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
9	DOWNHILL SIXPLEX ELEVATIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
10	DOWNHILL SIXPLEX ELEVATIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
11	DOWNHILL FOURPLEX ELEVATIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
12	DOWNHILL FOURPLEX ELEVATIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
13	LONG BUILDING SECTION @ PATIO	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
14	UPHILL SIXPLEX CROSS SECTIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
15	DOWNHILL SIXPLEX CROSS SECTIONS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
16	UPHILL SIXPLEX - 'A' UNIT PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
17	UPHILL SIXPLEX - 'B' UNIT PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
18	DOWNHILL SIX + FOUR PLEX - 'C' UNIT PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
19	DOWNHILL SIX + FOUR PLEX - 'D' UNIT PLANS	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
20	ACCESSORY BUILDING	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2	10 119.2
TOTAL		5	4	52	93658.2		

UWA

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'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC
2018-000

A000

COVER SHEET &
PROJECT INFORMATION



1 STREETVIEW LOOKING AT UPHILL UNITS
A001 RT15



2 UPHILL PATIO VIEW LOOKING AT DOWNHILL UNITS
A001 RT15

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'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-06
A001
PROJECT IMAGES



1 VIEW OF UPHILL SIXPLEX BUILDING
A002 1/15



2 VIEW FROM UPHILL PATIO LOOKING SOUTH
A002 1/15

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**'ELEVATE AT SUNSTONE'
TOWNHOUSES**

LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-06

A002

PROJECT IMAGES



1 VIEW OF ROCK WALL RETAINING + DOWNHILL SHELTERS - LOOKING EAST
A002a R15



2 VIEW OF ROCK WALL RETAINING + DOWNHILL SHELTERS - LOOKING NORTH
A002a R15

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2018-03-29 ISSUED FOR REVIEW

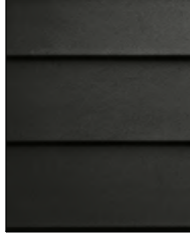


'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-02
A002a
PROJECT IMAGES

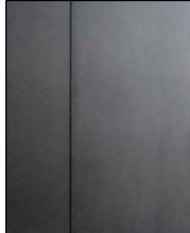


CLADDING

CHARCOAL GREY HARDE BOARD SIDING
HORIZONTAL + VERTICAL PRIMARY SIDING



CHARCOAL GREY HARDE BOARD PANEL SIDING
FEATURE / INFILL SIDING ABOVE WINDOWS



NATURAL ARCHITECTURAL FINISH CONCRETE
ENTRY FOUNDATION WALLS



ROOFING

LIGHT GREY METAL ROOFING
STANDING SEAM



WOOD SOFFIT
NATURAL CEDAR



WINDOWS

BLACK CURTAIN WALL WINDOW SYSTEM
ANODIZED ALUMINUM FRAME



BLACK FRAME WINDOWS
VINYL FRAME



ARCHITECTURAL ACCENTS

BLACK METAL GUARDRAIL + WOOD DECKING
SIMPLE VERTICAL PICKET DESIGN



NATURAL HEAVY TIMBER
STAIR TREADS + STRUCTURAL SUPPORT



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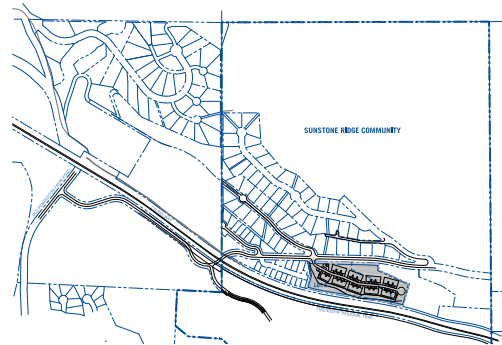


'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
2018-04-02

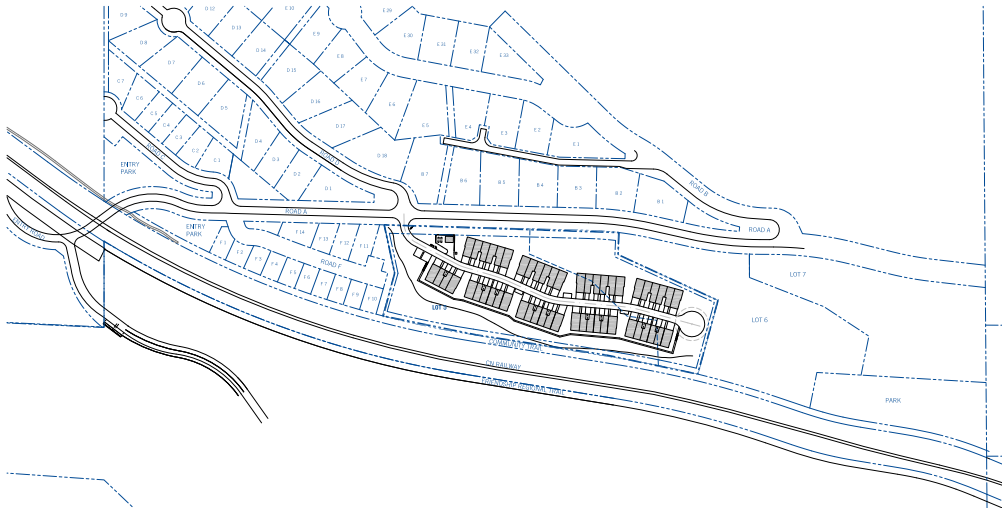
A003
ARCHITECTURAL FINISHES
+ MATERIALS



1 LOCATION MAP
A004 1/8" = 1' = 0"



2 LOCATION CONTEXT
A004 1/8" = 1' = 0"



3 COMMUNITY PLAN
A004 1/8" = 1' = 0"

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 804-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604.603.1332
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- 2018 03 29 ISSUED FOR REVIEW



'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 5 SUNSTONE RIDGE, PEMBERTON BC
 2018/04/02

A004
 SITE CONTEXT

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VICTORIA BC V8P 3Y3
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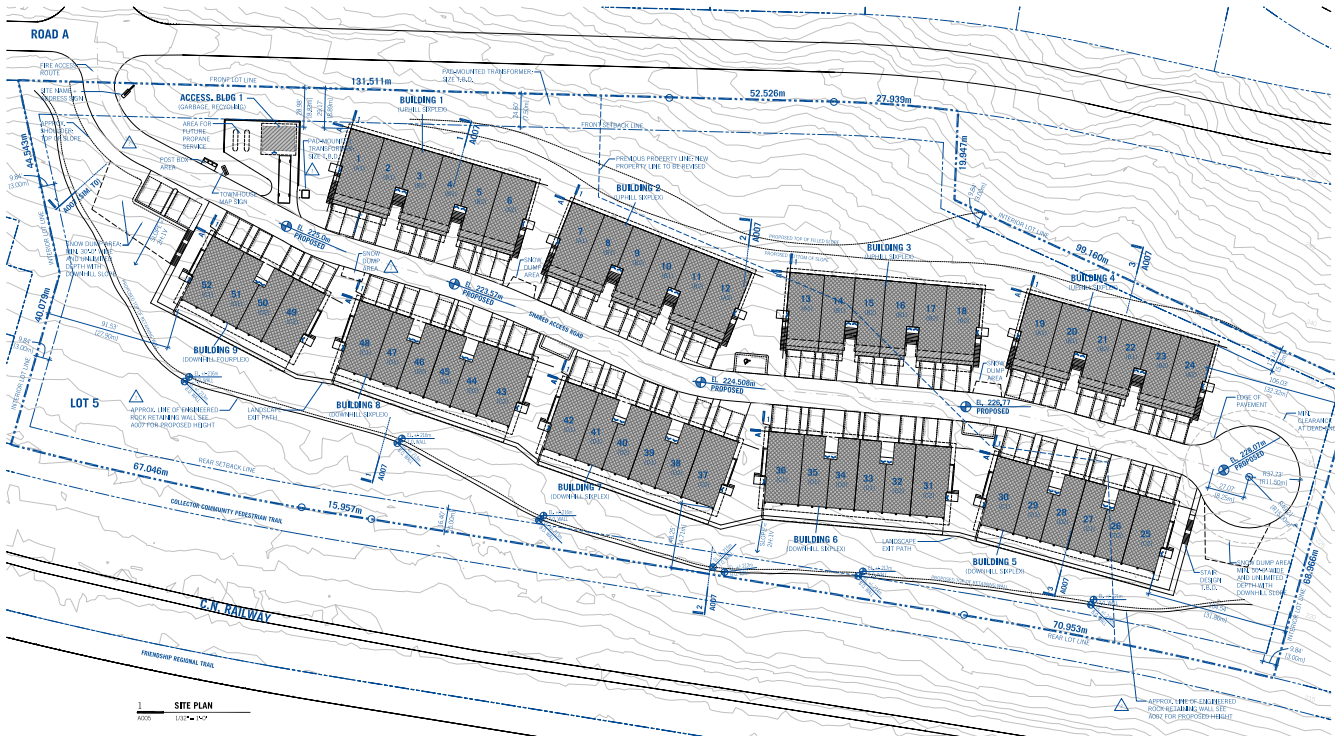
- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 3 2018-05-23 ISSUED FOR REVIEW
- 2018-05-16 ISSUED FOR COORDINATION
- 2 2018-05-07 ISSUED FOR DP-REVIEW
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- 2018-03-23 ISSUED FOR REVIEW
- 2018-03-05 ISSUED FOR REVIEW
- 2018-02-21 ISSUED FOR REVIEW



'ELEVATE AT STONE'
 TOWNHOUSES
 LOT 5 SUNSTONE RIDGE, PEMBERTON BC
 V2P5A6C2

A005

SITE PLAN +
 PROJECT DATA



1 SITE PLAN
 A005 LOT 5 NSP

- LEGEND - GENERAL NOTES**
- BUILDING FOOTPRINT @ GRADE
 - LOWER FLOOR
 - LOWER FLOOR
 - ROOF OUTLINE ABOVE
 - DECK OUTLINE ABOVE
 - PARKING STALL
 - PRIMARY ENTRANCE
 - UNIT NUMBER, UNIT PLAN TYPE

GENERAL NOTES

- SEE LANDSCAPE DESIGN FOR ALL HARBORCREEK, FENCING, RETAINMENT, TREE PRESERVATION AREAS, PLANTINGS, AND SITE LIGHTING.
- SEE CIVIL ENGINEERING FOR PARKING ROAD, SIDEWALK DESIGN, LOT GRADING, STORM WATER MANAGEMENT, SINK MANAGEMENT, AND UTILITIES.

GROSS BUILDING AREA*

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

TOTAL PROPOSED LOT COVERAGE*

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

UNIT TYPES PER BUILDING

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

TOTAL UNIT SUMMARY

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

PARKING CALCULATION

RESIDENTIAL PARKING REQUIRED

- > 2-BEDROOMS = 34 (34 x 1.25) = 42.5
- > 3-BEDROOMS = 28 (28 x 2) = 56
- SUB-TOTAL = 42.5 + 56 = 98.5

VEHICLE PARKING REQUIRED

- NUMBER OF UNITS = 40 (32 x 0.25) = 13
- TOTAL PARKING REQUIRED = 98.5 + 13 = 111.5

ACCESSIBLE PARKING REQUIRED

- NUMBER OF RESIDENTIAL PARKING SPOTS = 100
- ACCESSIBLE PARKING REQUIRED = 4

PROPOSED PARKING PER UNIT TYPE

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

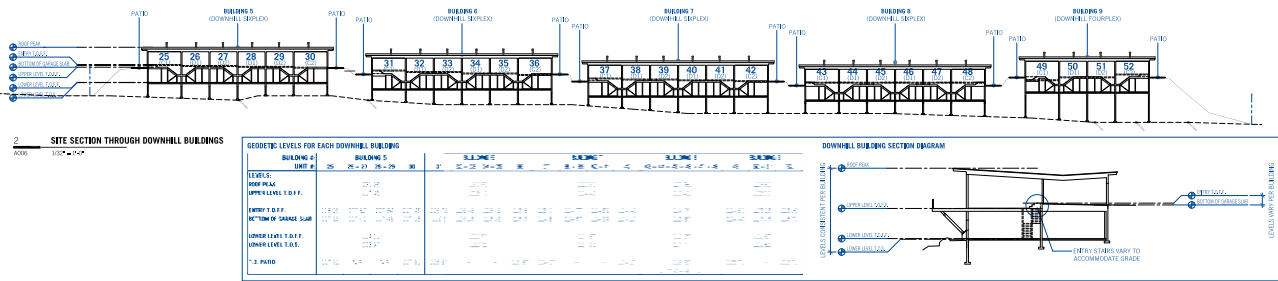
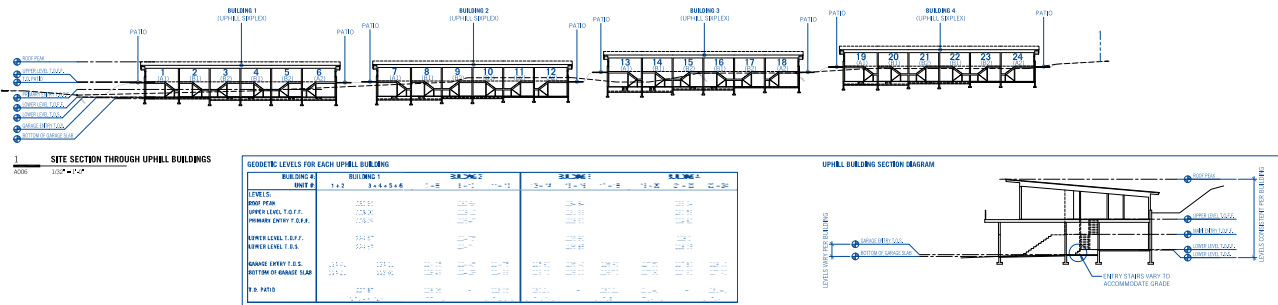
PROPOSED RESIDENTIAL PARKING

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

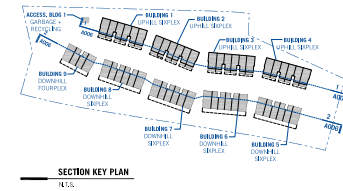
PROPOSED VEHICLE PARKING

BLDG	TYPE	AREA (SQM)
B1	DOWNHILL	1,234.56
B2	DOWNHILL	1,345.67
B3	DOWNHILL	1,456.78
B4	DOWNHILL	1,567.89
B5	DOWNHILL	1,678.90
B6	DOWNHILL	1,789.01

* SEE A100, A102, A104 + A500 FOR AREA CALCULATIONS



- SRINGNE LEGEND**
- A MOVEMENT DECK
 DEMARKATING SITE ENTRY, PROJECT
 NAME AND ADDRESS, REFER TO
 LANDSCAPE FOR DESIGN.
 - B WAYFINDING DECK
 CHECKING TOWNHOUSE LAYOUT OF
 SITE (ONLY), REFER TO LANDSCAPE FOR
 DESIGN.
 - C SERVICE BUILDING DECK
 INDICATING ACCESSORY BUILDING USE,
 NO PARKING DECK.
 - D NO PARKING DECK
 INDICATING NO PARKING AT CURB-SIDE.
 - A TOWNHOUSE ADDRESSING
 SHOWS IDENTIFIED LOCATION OF UNIT
 NUMBERS, METAL HOUSES (SEE
 T32) ATTACHED AT REAR AND
 POINTED BELOW AND EITHER DOWN
 LIGHT.



- 2 2018-05-07 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-03-05 ISSUED FOR REVIEW

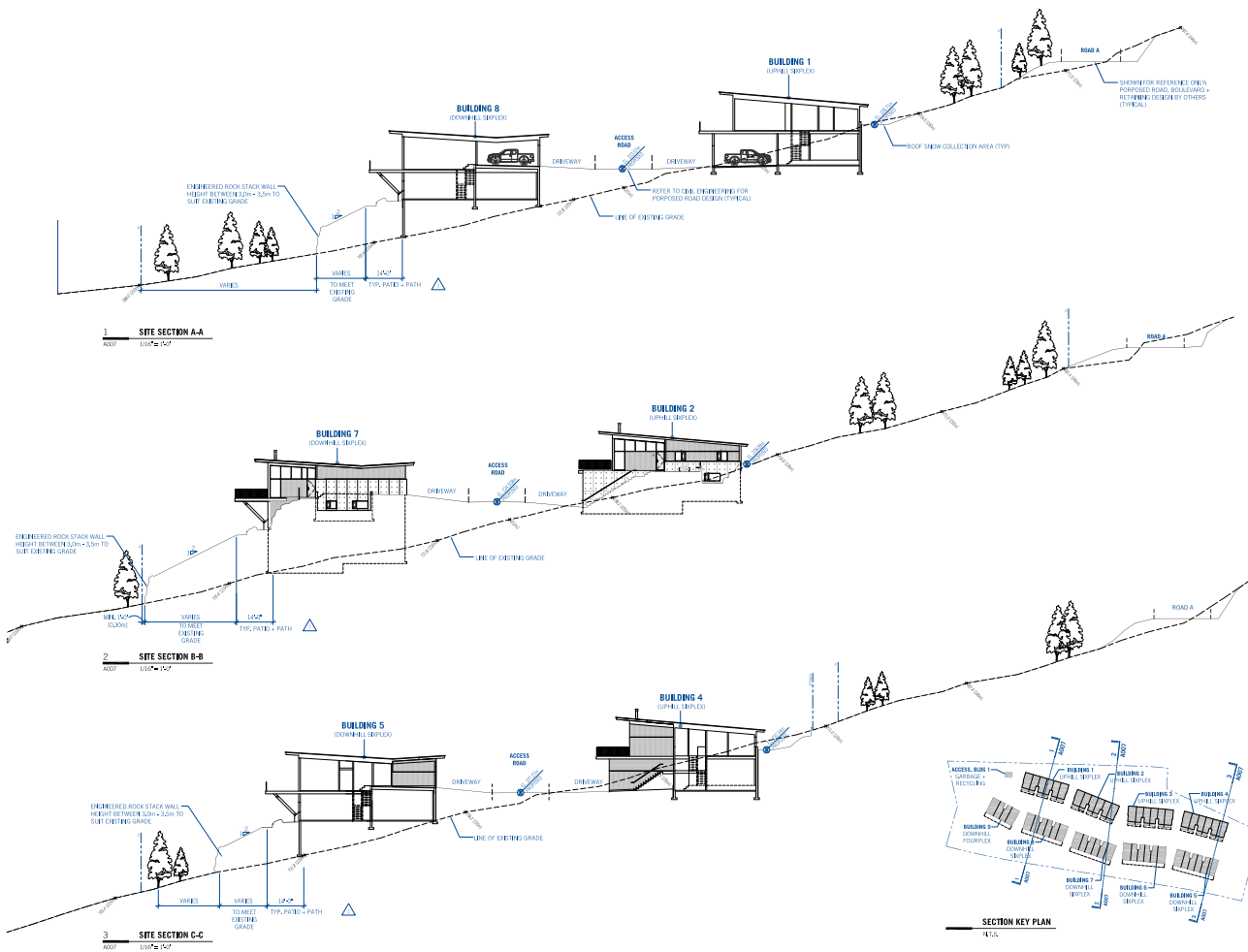


'ELEVATE AT STONESTONE'
TOWNHOUSES

LOT 8 STONESTONE RIDGE, PEMBERTON BC
 2018-04-05

A007

SITE CROSS SECTIONS



UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. 2822 PHOENIX STREET
 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
 T: 604-603-1332 F: 250-860-7617

2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
 2018-08-04 ISSUED FOR REVIEW
 X 2018-03-29 ISSUED FOR REVIEW
 NO:

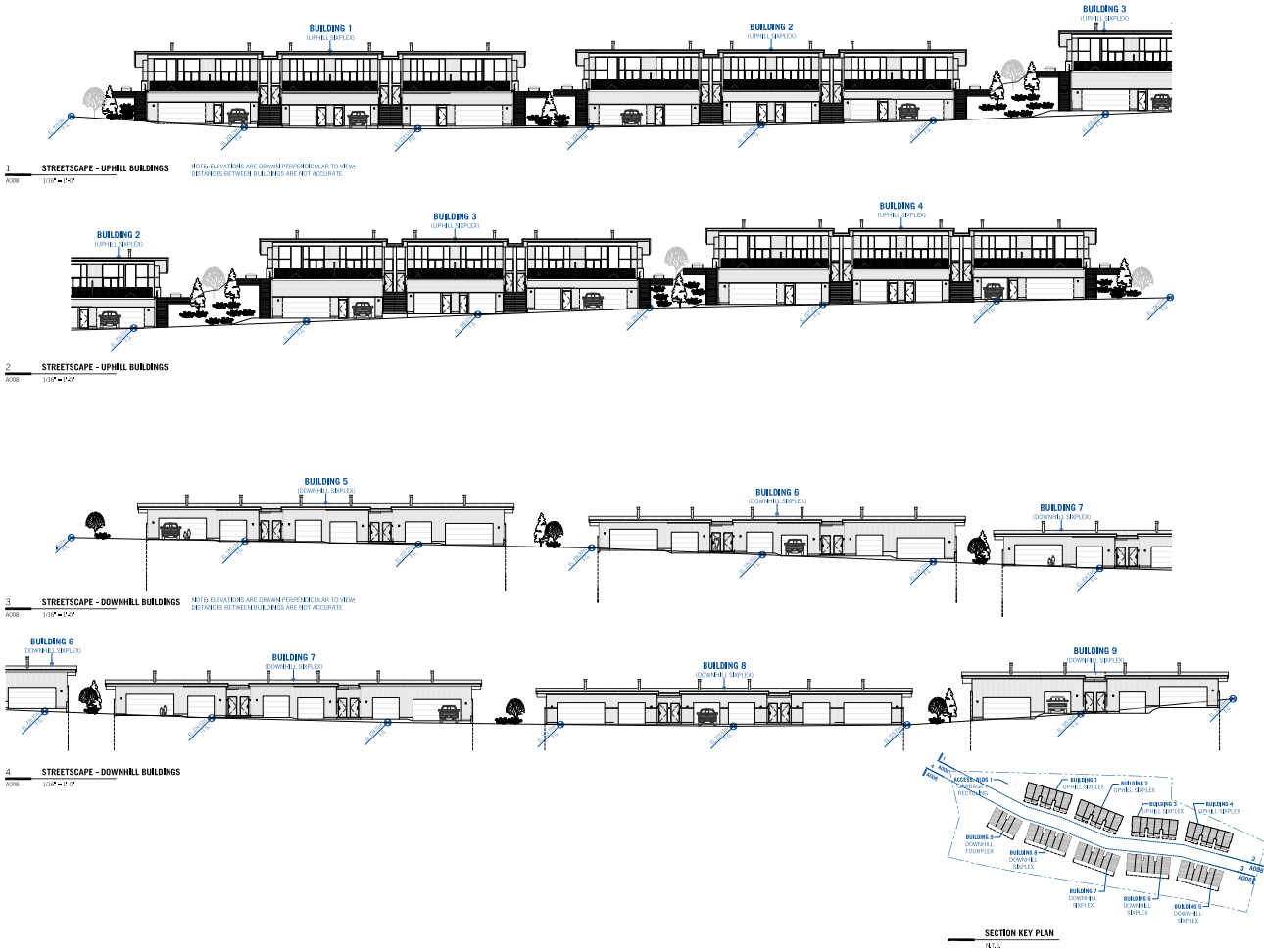


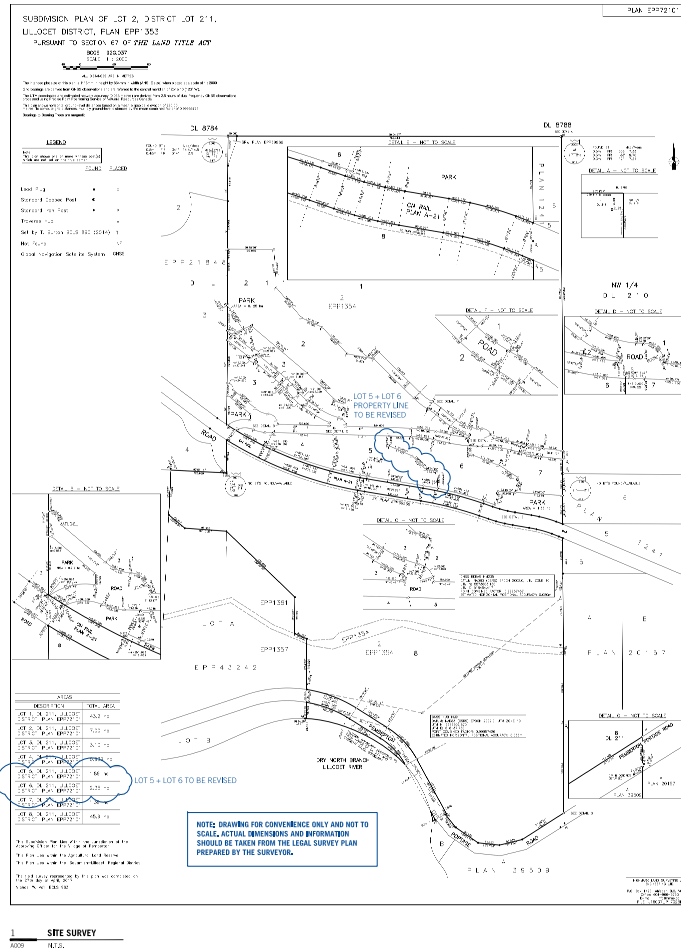
'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A008

STREETSCAPE ELEVATIONS





UWA
 URBAN WEST ARCHITECTURE

VANCOUVER 804-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
 TEL: 604-693-1332 WWW.UWARCHITECTURE.COM

VICTORIA 2822 PIPER STREET VICTORIA BC V8T 3Y3
 TEL: 250-863-7317

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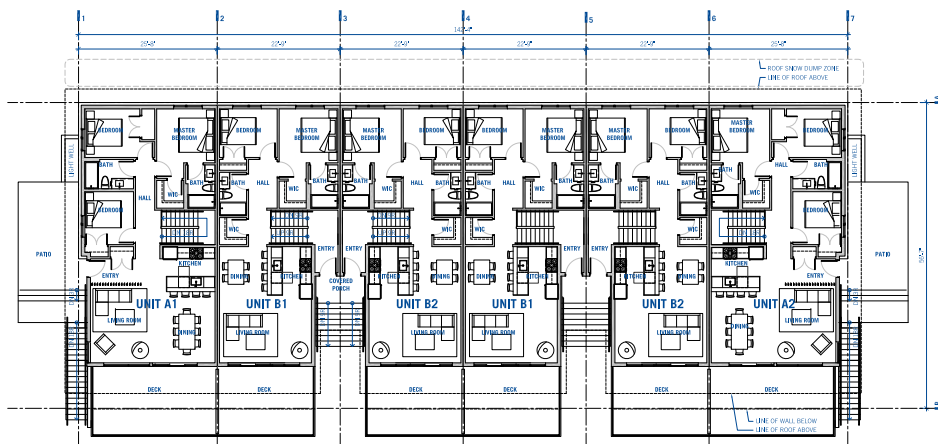
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 1 2018-04-10 FOR DEVELOPMENT PERMIT
 2018-08-04 FOR REVIEW
 2018-03-29 FOR REVIEW

NO.

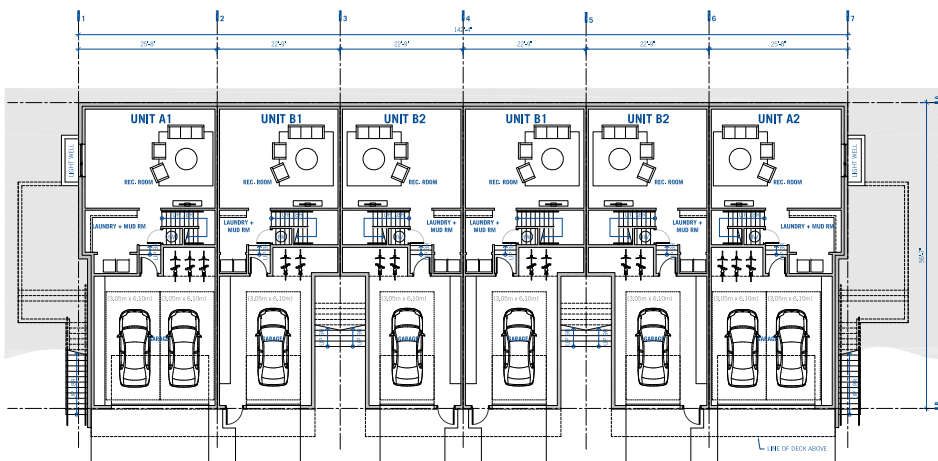
'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A009
 SITE SURVEY

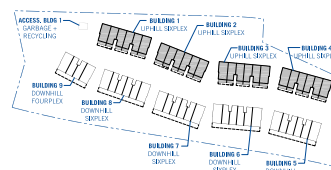
UWA



1 UPPER LEVEL PLAN - UPHILL SIXPLEX
R100 1/8" = 1'-0"



2 LOWER LEVEL PLAN - UPHILL SIXPLEX
R100 1/8" = 1'-0"



BUILDING KEY PLAN
R100

GROSS UNIT AREA*	
UNIT A1	1,234 sq. ft.
UNIT B1	1,123 sq. ft.
UNIT B2	1,123 sq. ft.
UNIT A2	1,234 sq. ft.

UPHILL SIXPLEX AREA PER BUILDING*	
BUILDING 1	1,234 sq. ft.
BUILDING 2	1,123 sq. ft.
BUILDING 3	1,123 sq. ft.
BUILDING 4	1,123 sq. ft.
BUILDING 5	1,123 sq. ft.
BUILDING 6	1,123 sq. ft.
BUILDING 7	1,123 sq. ft.
BUILDING 8	1,123 sq. ft.

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

URBAN WEST ARCHITECTURE

VANCOUVER 864-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
 VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3
 T. 604.603.1332 F. 250.963.7517

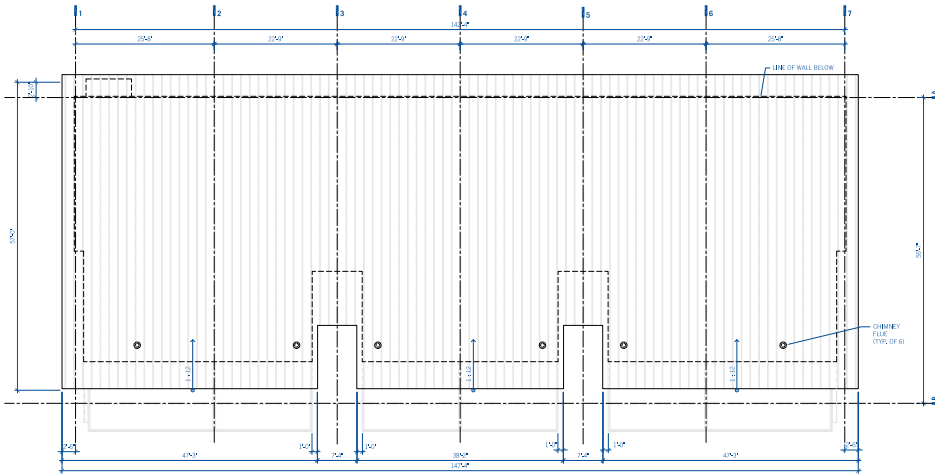
- 2018.06.06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018.04.10 ISSUED FOR DEVELOPMENT PERMIT
- 2018.04.04 ISSUED FOR REVIEW
- 2018.03.29 ISSUED FOR REVIEW
- X 2018.02.22 ISSUED FOR REVIEW



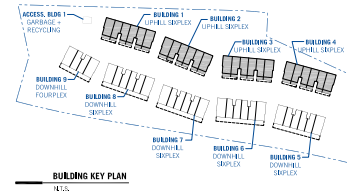
'ELEVATE AT SUNSTONE'
 TOWNHOUSES
 LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 V2B4K6

A100

UPHILL SIXPLEX
 BUILDING PLANS



1 ROOF PLAN - UPHILL SIXPLEX
 1/8" = 1'-0"



UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-683-1332
VICTORIA 2822 PHIDR STREET VICTORIA BC V8T 3Y3 T. 250-883-7517

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW
- NO:



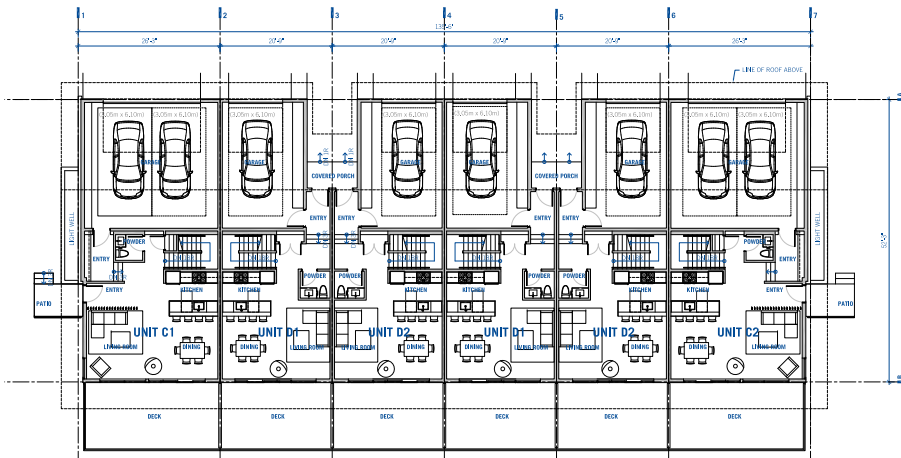
'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 8 SUNSTONE RIDGE, PEMBERTON BC V2B3A2

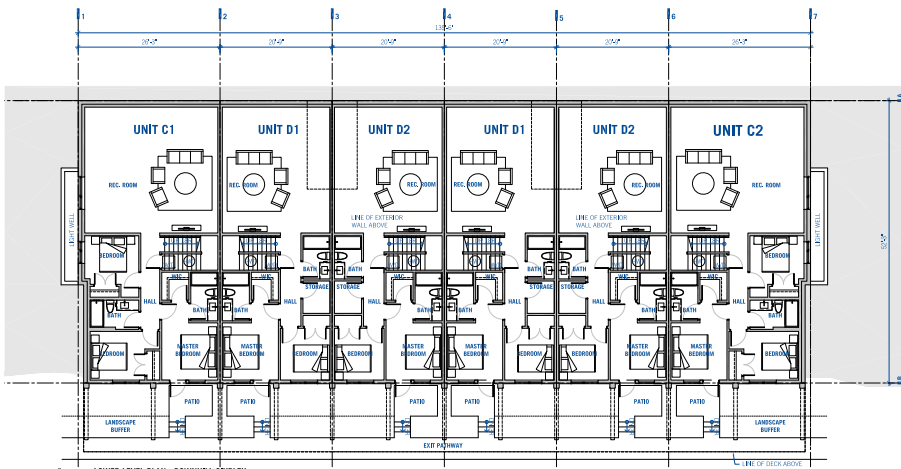
A101

UPHILL SIXPLEX BUILDING PLANS

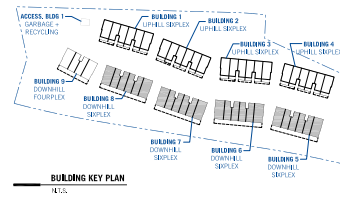
UWA



1 UPPER LEVEL PLAN - DOWNHILL SIXPLEX
R102 1/17/17



2 LOWER LEVEL PLAN - DOWNHILL SIXPLEX
R102 1/17/17



BUILDING KEY PLAN
R101

GROSS UNIT AREA*	
TYPE	AREA
UNIT C1	1,125.00
UNIT D1	1,125.00
UNIT D2	1,125.00
UNIT C2	1,125.00
TOTAL	4,500.00

DOWNHILL SIXPLEX AREA PER BUILDING*	
BUILDING 1	1,125.00
BUILDING 2	1,125.00
BUILDING 3	1,125.00
BUILDING 4	1,125.00
BUILDING 5	1,125.00
BUILDING 6	1,125.00
BUILDING 7	1,125.00
BUILDING 8	1,125.00
TOTAL	9,000.00

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

URBAN WEST ARCHITECTURE

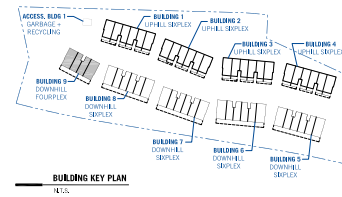
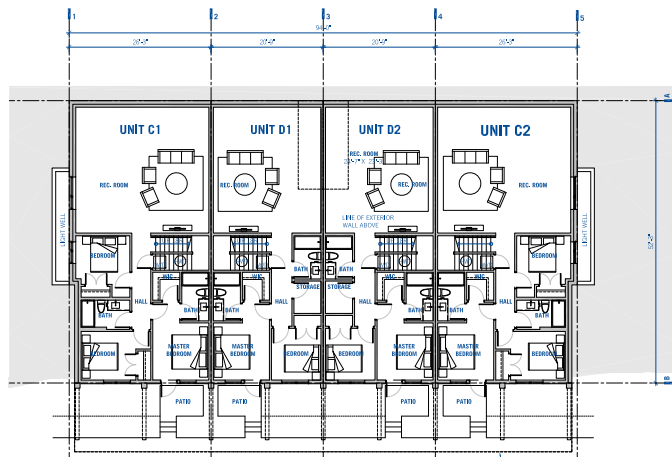
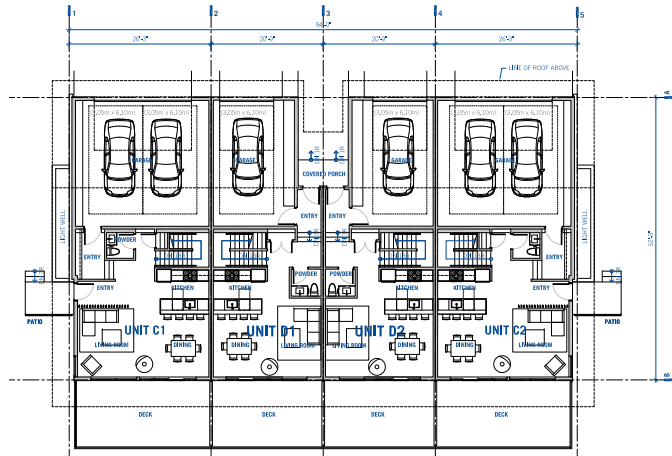
VANCOUVER 860-402 WEST PENDER ST. 2822 PHOENIX STREET
 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
 T: 604-693-1332 F: 250-983-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW



'ELEVATE AT SUNSTONE'
TOWNHOUSES
 LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A102
 DOWNHILL SIXPLEX
 BUILDING PLANS



GROSS UNIT AREA*	
UNIT C1	1,177.00
UNIT D1	1,177.00
UNIT D2	1,177.00
UNIT C2	1,177.00
TOTAL	4,708.00

DOWNHILL FOURPLEX AREA PER BUILDING*	
BUILDING 1	1,177.00
BUILDING 2	1,177.00
BUILDING 3	1,177.00
BUILDING 4	1,177.00
BUILDING 5	1,177.00
BUILDING 6	1,177.00
BUILDING 7	1,177.00
TOTAL	8,268.00

* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

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URBAN WEST ARCHITECTURE

VANCOUVER 860-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-603-1332
 VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T. 250-860-7917

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- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

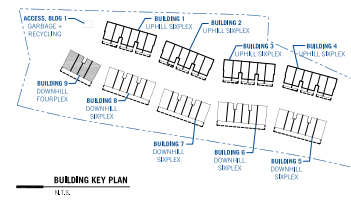
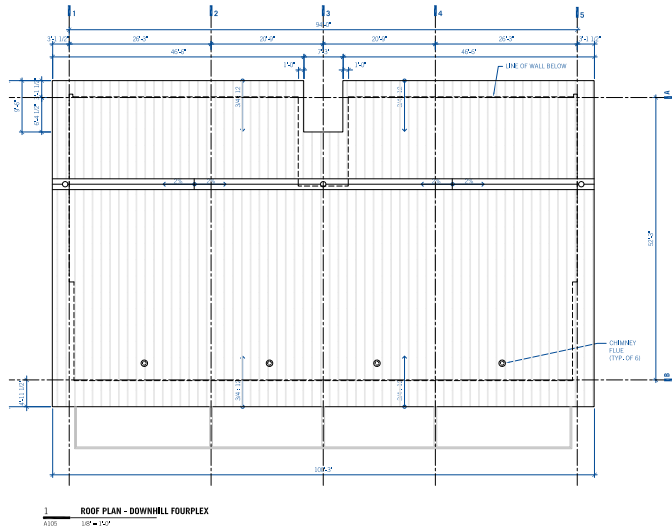


'ELEVATE AT SUNSTONE'

TOWNHOUSES
 LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 V2P5K6C2

A104

DOWNHILL FOURPLEX
 BUILDING PLANS



UWA

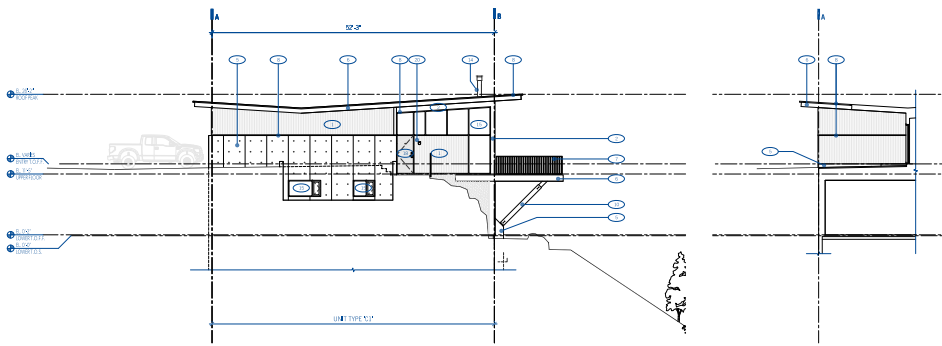
URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
VICTORIA 2822 PHIDR STREET VICTORIA BC V8T 3Y3
T: 604-603-1332 F: 250-883-7517

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

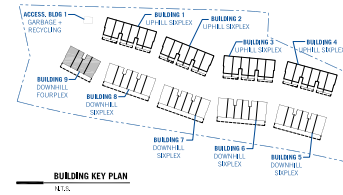


'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 3 SUNSTONE RIDGE, PEMBERTON BC
V2B4K6
A105
DOWNHILL FOURPLEX
BUILDING PLANS



1 EAST ELEVATION - DOWNHILL FOURPLEX
A204 1/8" = 1'-0"

2 EAST ELEVATION @ ENTRY - DOWNHILL FOURPLEX
A204 1/8" = 1'-0"

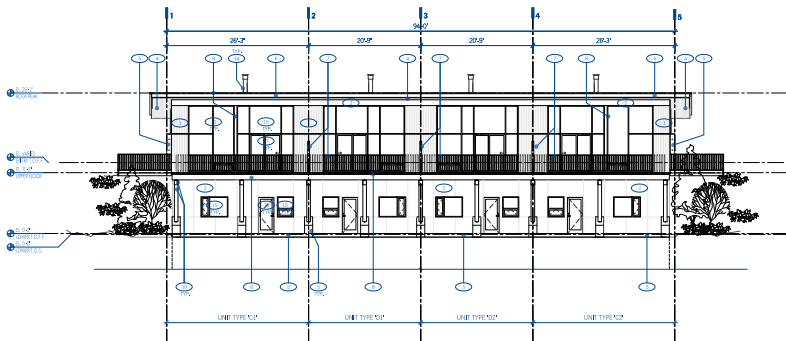


UWA

EXTERIOR MATERIAL KEYNOTE

- WALL & CEILING - FIBRE SYSTEMS (SAND + GROUT)
COLOR: CHARCOAL GREY
- HARVE BEVA PANEL SYSTEM
COLOR: CHARCOAL GREY
- ROOF - METAL CLADDING (SEAM METAL ROOFING)
COLOR: LIGHT GREY
- WOOD - SHIP LAP
COLOR: NATURAL
- WOOD - SHIP LAP (CONCRETE ON TOP)
COLOR: NATURAL
- WOOD FASCIA
COLOR: CHARCOAL GREY
- ALUM. GUARDRAIL - FINISHING
COLOR: GALV. METAL
- STEEL - METAL CLADDING (SLABING)
COLOR: CHARCOAL
- BRICK - 2 1/2" x 3 1/2" x 8"
COLOR: MATCH CONCRETE
- WOOD - SHIP LAP (SUPPORT)
COLOR: NATURAL GREY
- CONCRETE - HEAD TRUSS (SUPPORT)
COLOR: TRU
- WOOD - SHIP LAP
COLOR: NATURAL
- ALUM. GUARDRAIL (CONCRETE)
COLOR: CHARCOAL
- ALUM. GUARDRAIL (STEEL)
COLOR: TRU GREY
- STEEL - SHIP LAP
COLOR: CHARCOAL GREY
- CLIFFER (WALL) - SHIP LAP SYSTEM
COLOR: ANCHORED ALUM.
- WOOD - SHIP LAP
COLOR: TRU (NATURAL STAIN)
- STEEL - SHIP LAP
COLOR: TRU
- ALUM. OVERHEAD GARAGE DOOR
COLOR: CHARCOAL GREY
- STEEL - SHIP LAP (SUPPORT)
COLOR: CHARCOAL GREY

URBAN WEST ARCHITECTURE
 VANCOUVER 864-402 WEST PENDER ST. VICTORIA 2822 PHIDR STREET
 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
 T: 604.603.1332 F: 250.860.7517

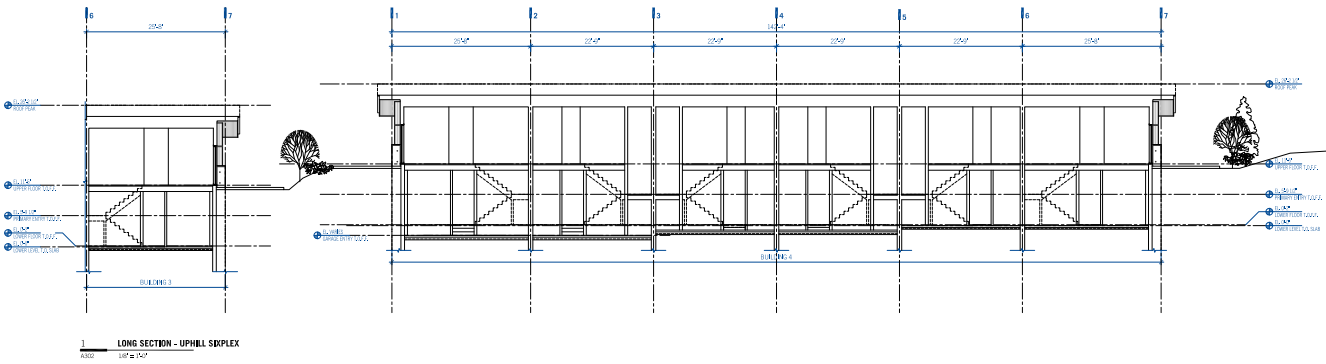


3 SOUTH ELEVATION - DOWNHILL FOURPLEX
A204 1/8" = 1'-0"

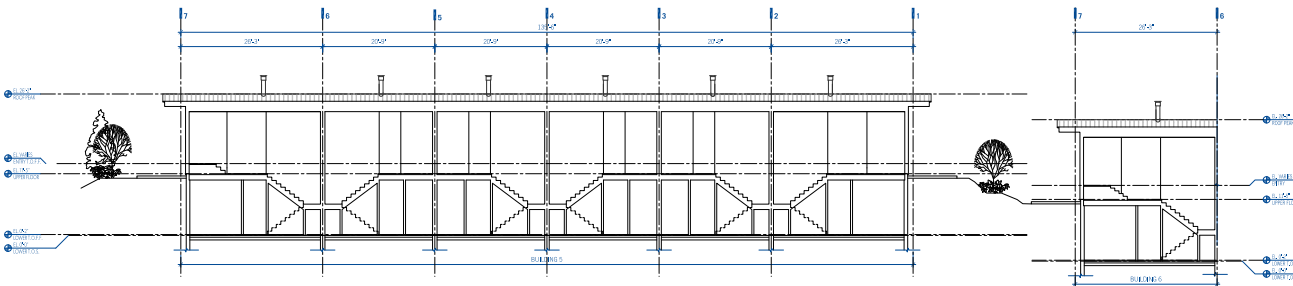
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 1 2018.04.10 ISSUED FOR DEVELOPMENT PERMIT
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**'ELEVATE AT SUNSTONE'
 TOWNHOUSES**
 LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-06
A204
 DOWNHILL FOURPLEX
 ELEVATIONS

UWA



1 LONG SECTION - UPHILL SIXPLEX
1/8" = 1'-0"



2 LONG SECTION - DOWNHILL SIXPLEX
1/8" = 1'-0"

URBAN WEST ARCHITECTURE

VANCOUVER 860-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-603-1332
VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T. 250-860-7917

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- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-08-04 ISSUED FOR REVIEW
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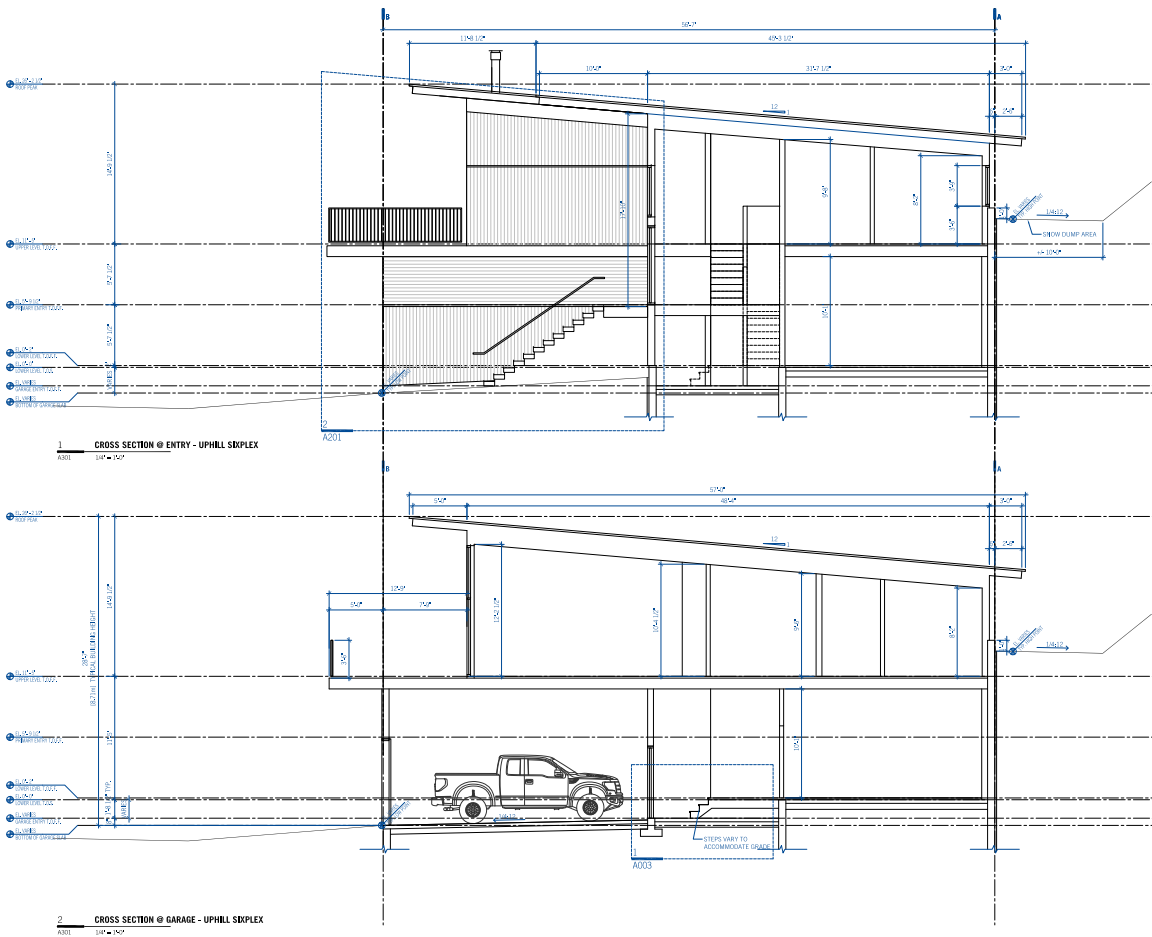


'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT 3 SUNSTONE RIDGE, PEMBERTON BC
2018-04-05

A300

LONG BLDG SECTION
UPHILL + DOWNHILL SIXPLEX

UWA



URBAN WEST ARCHITECTURE

VANCOUVER 860-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
 VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3
 T. 250-883-7517

- 2018 06 06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 08 04 ISSUED FOR REVIEW
- X 2018 03 29 ISSUED FOR REVIEW
- NO:



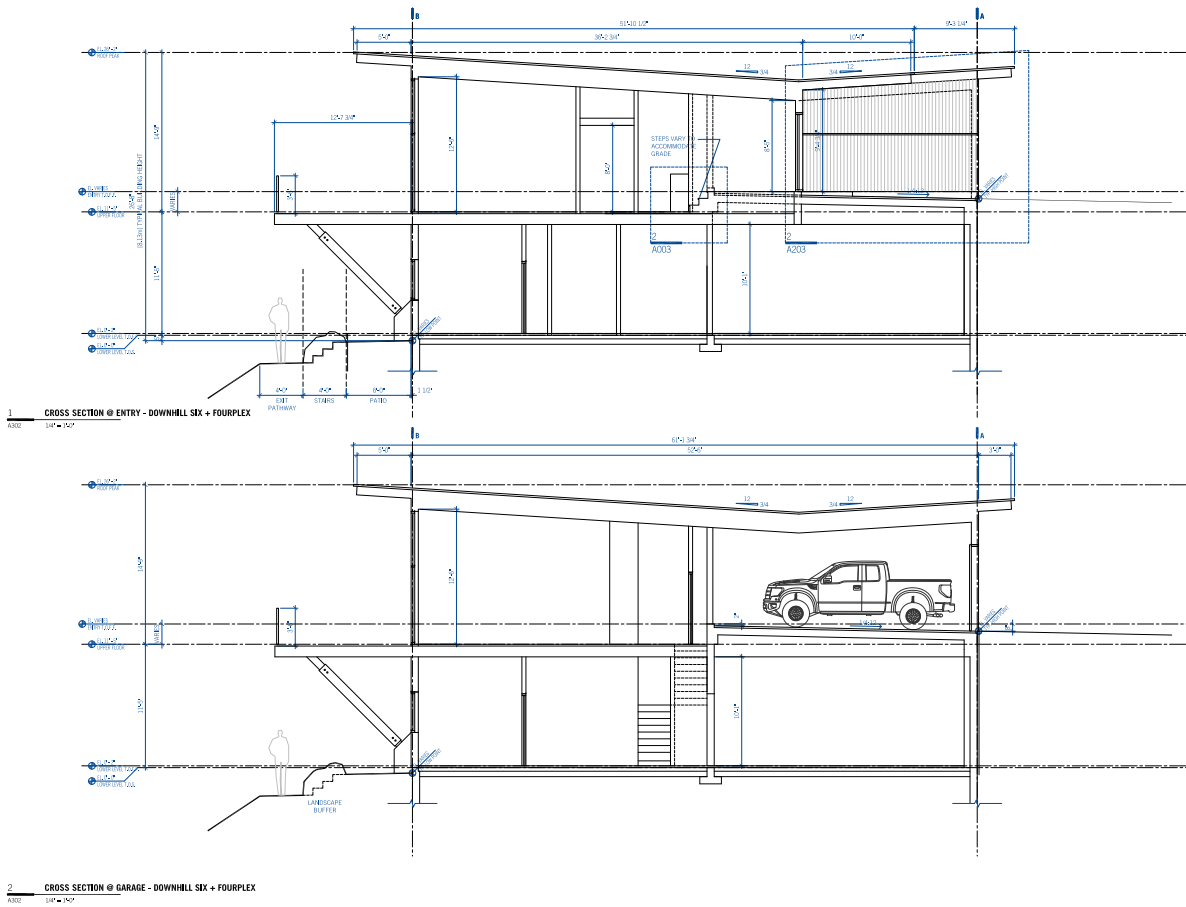
'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 3 SUNSTONE RIDGE, PEMBERTON BC V2P 6A2

A301

UPHILL SIXPLEX BUILDING SECTIONS

UWA



URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6
VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3
 T: 250-883-1332 F: 250-883-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-21 ISSUED FOR REVIEW



'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 3 SUNSTONE RIDGE, PEMBERTON BC V2B 6A2C

A302

DOWNHILL SIX + FOURPLEX BUILDING SECTIONS

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VANCOUVER BC V6B 1T6 T. 604-603-1332
VICTORIA 2822 PHOENIX STREET VICTORIA BC V8T 3Y3 T. 250-860-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

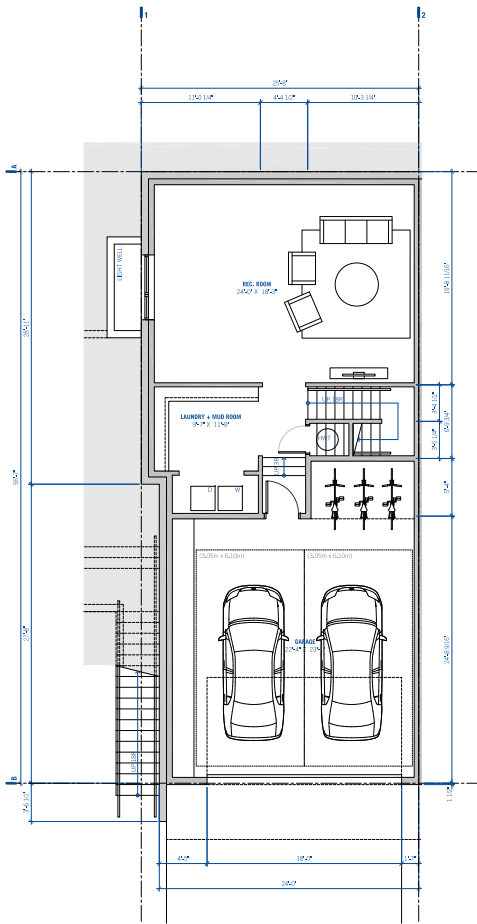


'ELEVATE AT SUNSTONE' TOWNHOUSES

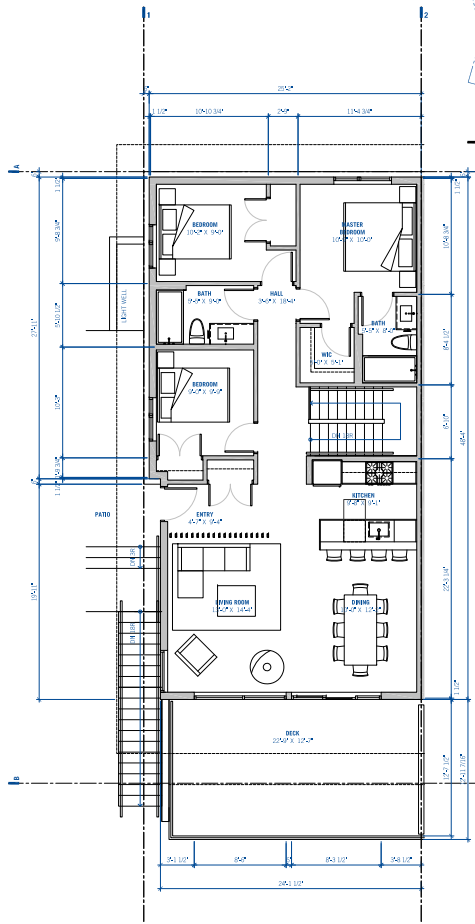
LOT 3 SUNSTONE RIDGE, PEMBERTON BC V2B 6A2

A400

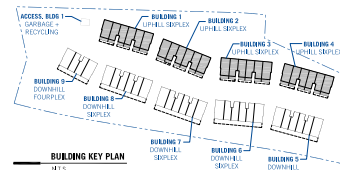
UPHILL SIXPLEX 'A' UNIT PLANS



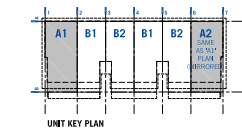
1 LOWER LEVEL PLAN - UNIT TYPE A1
 A400 1/4" = 1'-0"



2 UPPER LEVEL PLAN - UNIT TYPE A1
 A400 1/4" = 1'-0"



BUILDING KEY PLAN
 1/4" = 1'-0"



UNIT KEY PLAN
 1/4" = 1'-0"

UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. 2822 PHOENIX STREET
VICTORIA VICTORIA BC V8P 3Y3
 T. 604-603-1332 F. 250-883-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

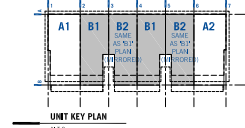
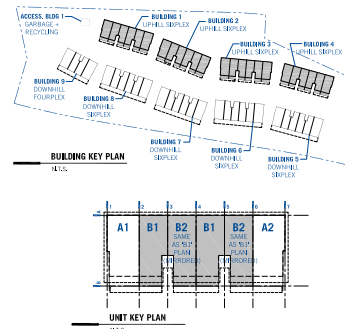
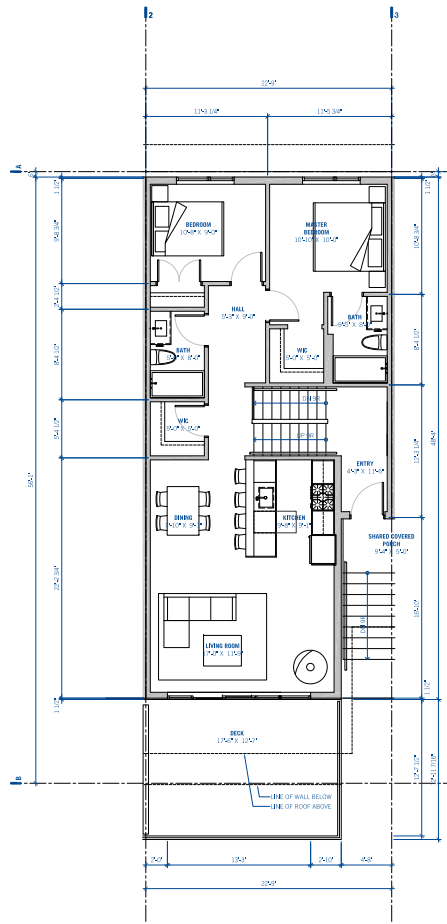
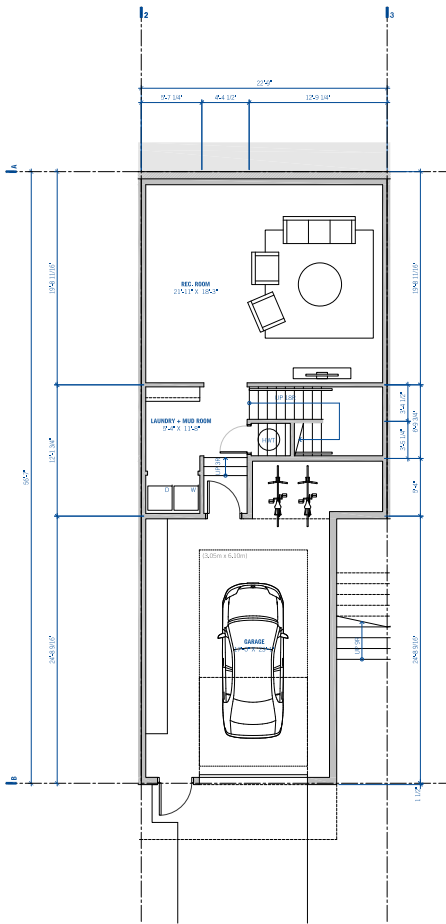


'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A401

UPHILL SIXPLEX
 'B' UNIT PLANS



UWA

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. 2822 PHOENIX STREET
VICTORIA 3822 PHOENIX STREET
 VANCOUVER BC V6B 1T6 VICTORIA BC V8T 3Y3
 T: 604-603-1332 F: 250-860-7917

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- 1 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW

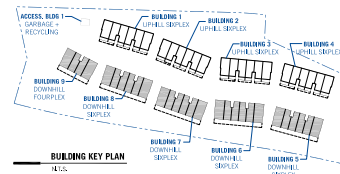


'ELEVATE AT SUNSTONE'
TOWNHOUSES

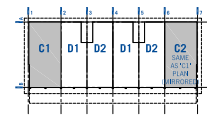
LOT 8 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A402

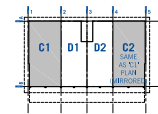
DOWNHILL SIX + FOURPLEX
 'C' UNIT PLANS



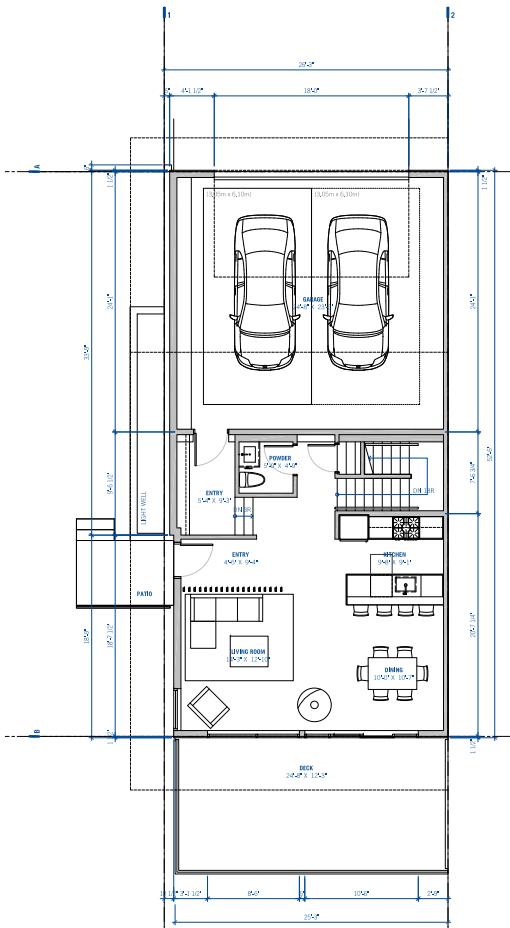
BUILDING KEY PLAN
 REF: 100



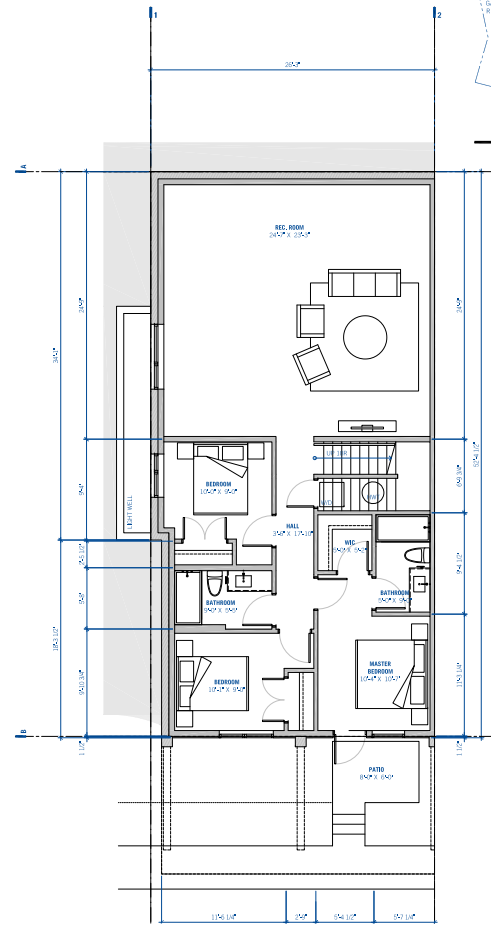
UNIT KEY PLAN - SIXPLEX
 REF: 100



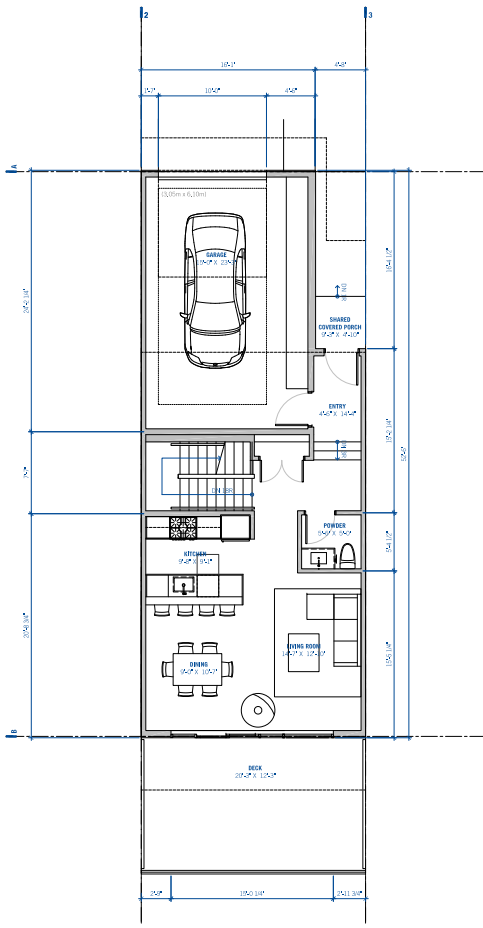
UNIT KEY PLAN - FOURPLEX
 REF: 100



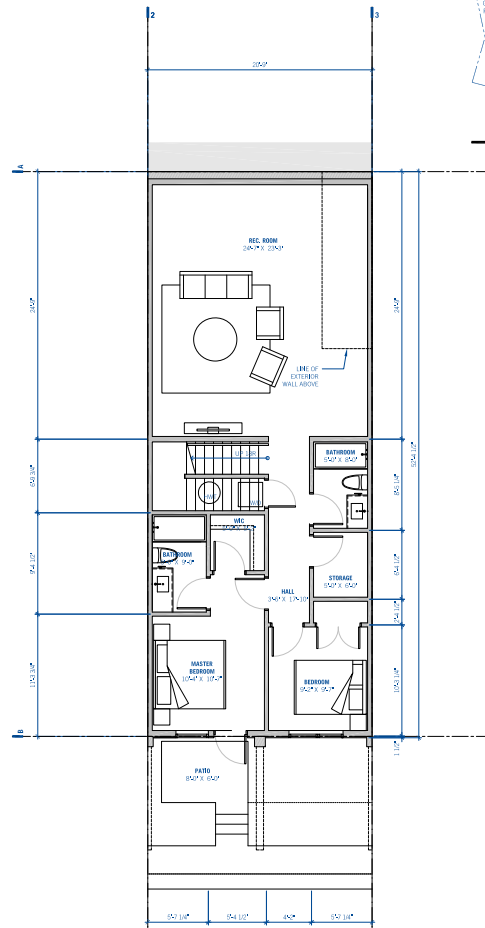
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 REF: 100-100



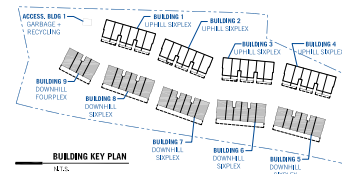
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 REF: 100-100



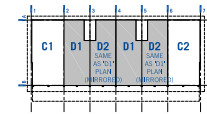
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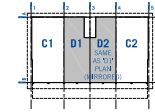
2 LOWER LEVEL PLAN - UNIT TYPE D1
1:1/4" = 1'-0"



BUILDING KEY PLAN
1/8" = 1'-0"



UNIT KEY PLAN - SIXPLEX
1/8" = 1'-0"



UNIT KEY PLAN - FOURPLEX
1/8" = 1'-0"

URBAN WEST ARCHITECTURE

VANCOUVER 850-402 WEST PENDER ST. VICTORIA
VICTORIA 3822 PHOENIX STREET VICTORIA BC V8T 3Y3
 VANCOUVER BC V6B 1T6 T: 250-883-7517
 T: 804-603-1332

- 2018-06-06 ISSUED FOR DEVELOPMENT PERMIT
- I 2018-04-10 ISSUED FOR DEVELOPMENT PERMIT
- 2018-04-04 ISSUED FOR REVIEW
- 2018-03-29 ISSUED FOR REVIEW
- X 2018-02-22 ISSUED FOR REVIEW



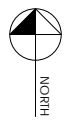
'ELEVATE AT SUNSTONE'
TOWNHOUSES

LOT 3 SUNSTONE RIDGE, PEMBERTON BC
 2018-04-02

A403

DOWNHILL SIX + FOURPLEX
 'D' UNIT PLANS

**Schedule C
Landscape
Drawings and
Cost Estimate**



05
04
03
02 Jun 06, 2018 Revised For ADP Comments
01 Apr 10, 2018 Issued For Public DP Review
NO. DATE ITEM
Revisions:



NOTES

Cultural Notes
1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.
2. Refer to electrical drawings for all final landscape lighting layout and specifications.
3. Refer to architectural and mechanical drawings for all drain locations and elevations.

Soil Preparation and Placement Notes
1. All growing medium placed on project to meet or exceed BCNA and B.C. Landscaping Standards.
2. Submit soil analysis, by an approved independent soil testing laboratory for each type of growing medium being used on the project (N2O) to placement for nitrate and nitrogen.
3. Clearly identify source and type for each. Reclaim or recycled land growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 liter physical sample.
4. Substrate shall be made at least seven (7) days before.
5. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
6. Soil drainage shall be three (3) inch diameter drain gravel free from any oil and clay as shown in detail.
7. Final growing medium except structural to required finish grades and minimum depths as detailed unless otherwise shown otherwise.

Planting Notes
1. All plants / planting to be per BCNA and BCSLA standards.
2. Plant selection subject to availability at the time of planting.
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitution be considered.
4. All trees to be planted in accordance with BCNA standards.
5. All plants to be sourced from nurseries certified free of P. ramorum.
6. Plant size and material container sizes are specified according to the B.C. Landscaping Standards content section. For container class #1 and smaller plant sizes shall be as shown in the plant list and the standard for all other plants, both plant size and container shall be as shown in the plant list. Specifically, when the plant list calls for #1 class containers, these shall be as defined in the BCNA (AND) Standard.
7. All trees to have minimum 10 cubic metres of growing medium unless otherwise specified.

Product and Material Notes
1. All materials to be as specified or pre-approved equivalent.
2. All material and products to be installed per manufacturer's specifications.

LEGENDS

HARDSCAPE LEGEND		SOFTSCAPE LEGEND	
KEY	GRAPHIC DESCRIPTION	KEY	GRAPHIC DESCRIPTION
[Symbol]	TOP Concrete Paving Colour: Integral colored Pattern: Saw-cut (as shown on L-1 Ground Plan)	[Symbol]	Groundcover (Sod or Pachyandra)
[Symbol]	Asphalt Paving Colour: Integral colored	[Symbol]	Planting (Average #2 pots 40cm spacing)
[Symbol]	TRINCOCK Sensor Concrete Unit Pavers Colour: Copper Size: 20 x 40 x 7 cm Pattern: Staggered Running Bond	[Symbol]	Planting (Average #3 pots 70cm spacing)
[Symbol]	Decorative Beer Rock Size: 10-20 cm Colour: Natural	[Symbol]	Hydroseeded Meadow Mix
[Symbol]	Decomposed Granite & Crushed Stone Fines Size: 1/2" minus Colour: Green/Brown/Tan	[Symbol]	Existing Planting
[Symbol]	Staked & Ties Retained, 12" Stone Wall In Verts: Inle: to 100W on Detail Plan & Sections	[Symbol]	Structural Sod (As Seasonal Snow Dump)

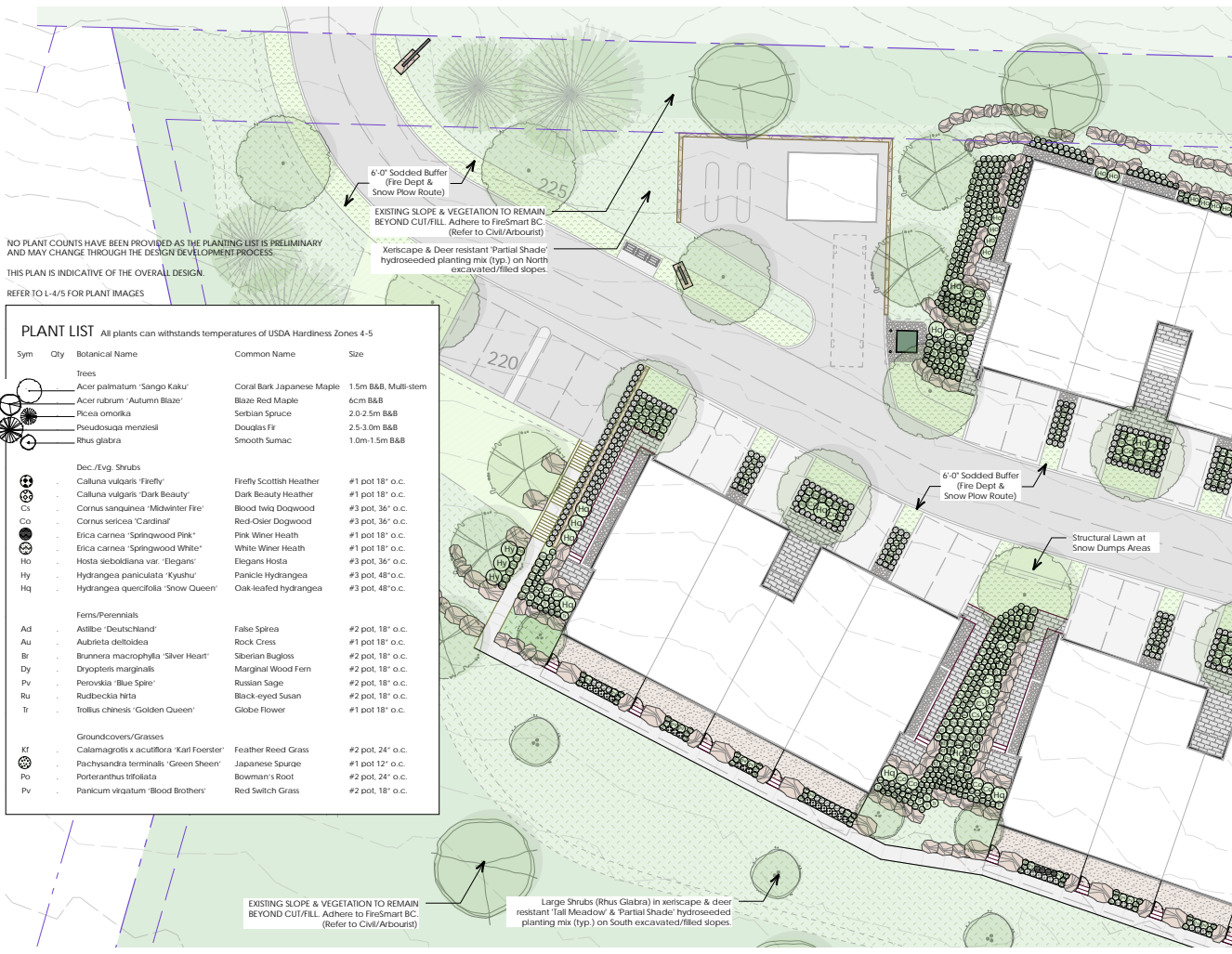
IRRIGATION LEGEND		TREE LEGEND	
KEY	GRAPHIC DESCRIPTION	KEY	GRAPHIC DESCRIPTION
[Symbol]	Large Retaining Boulders (Reclaimed/Stored During Excavation)	[Symbol]	Proposed Deciduous Trees 40m call/2.5m Ht. (Refer to L-4 Planting List)
[Symbol]	Step-Lights, 0.4m (16") Above FFE, Typ. See Electrical for further detail	[Symbol]	Proposed Coniferous Trees 30m Ht. (Refer to L-4 Planting List)
[Symbol]	Wall-Lights, 2.4m (8'-0") Above FFE, Typ. See Electrical/Architectural for further detail	[Symbol]	Existing Trees to Remain Undisturbed (Refer to Arbores Report)
[Symbol]	Street-Lights See Electrical/Civil for further detail		

Project:
ELEVATE AT SUNSTONE

Lot 5 Sunstone Ridges,
Pemberton BC

Drawn by: JHT
Checked by: PK
Date: January 30, 2018
Scale: 1/32" = 1'-0"
Drawing Title: **Landscape Concept Overall Site Plan**

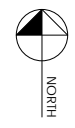
Project No.: **18004**
Sheet No.:
L-1 of 7



NO PLANT COUNTS HAVE BEEN PROVIDED AS THE PLANTING LIST IS PRELIMINARY AND MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS.
THIS PLAN IS INDICATIVE OF THE OVERALL DESIGN.
REFER TO L-4/5 FOR PLANT IMAGES

PLANT LIST All plants can withstand temperatures of USDA Hardiness Zones 4-5

Sym	Qty	Botanical Name	Common Name	Size
Trees				
AK		Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	1.5m B&B, Multi-stem
AK		Acer rubrum 'Autumn Blaze'	Blaze Red Maple	6cm B&B
AK		Picea omorika	Serbian Spruce	2.0-2.5m B&B
AK		Pseudotsuga menziesii	Douglas Fir	2.5-3.0m B&B
AK		Rhus glabra	Smooth Sumac	1.0m-1.5m B&B
Dec./Evg. Shrubs				
CS		Calluna vulgaris 'Firefly'	Firefly Scottish Heather	#1 pot 18" o.c.
CS		Calluna vulgaris 'Dark Beauty'	Dark Beauty Heather	#1 pot 18" o.c.
CS		Cornus sanguinea 'Midwinter Fire'	Black Ivory Dogwood	#3 pot, 36" o.c.
CS		Cornus sericea 'Cardinal'	Red-Osier Dogwood	#3 pot, 36" o.c.
CS		Erica carnea 'Springwood Pink'	Pink Winter Heath	#1 pot 18" o.c.
CS		Erica carnea 'Springwood White'	White Winter Heath	#1 pot 18" o.c.
CS		Hosta sieboldiana var. 'Elegans'	Elegans Hosta	#3 pot, 36" o.c.
CS		Hydrangea paniculata 'Kyushu'	Panicle Hydrangea	#3 pot, 48" o.c.
CS		Hydrangea quercifolia 'Snow Queen'	Oak-leaved hydrangea	#3 pot, 48" o.c.
Ferns/Perennials				
AD		Astilbe 'Deutschland'	False Spirea	#2 pot, 18" o.c.
AD		Aubrieta deltoidea	Rock Cross	#1 pot 18" o.c.
AD		Bumera macrophylla 'Silver Heart'	Siberian Bugloss	#2 pot, 18" o.c.
AD		Dryopteris marginalis	Marginal Wood Fern	#2 pot, 18" o.c.
AD		Petrorhiza 'Blue Spire'	Russian Sage	#2 pot, 18" o.c.
AD		Rudbeckia hirta	Black-eyed Susan	#2 pot, 18" o.c.
AD		Trollius chinensis 'Golden Queen'	Globe Flower	#1 pot 18" o.c.
Groundcovers/Grasses				
AD		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot, 24" o.c.
AD		Pachysandra terminalis 'Green Sheen'	Japanese Spurge	#1 pot 12" o.c.
AD		Poteranthis trifoliata	Bowman's Root	#2 pot, 24" o.c.
AD		Panicum virgatum 'Blood Brothers'	Red Switch Grass	#2 pot, 18" o.c.



05
04
03
02 Jun 06, 2018 Revised Per ADP Comments
01 Apr 10, 2018 Issued for DP
NO. DATE ITEM
Revisions:



Project:
ELEVATE AT SUNSTONE
Lot 5 Sunstone Ridges,
Pemberton BC

Drawn by: JRT
Checked by: PK
Date: January 30, 2018
Scale: 1/32" = 1'-0"

Drawing title:
**Landscape Concept
Detail Planting Plan**

Project No.: 18004
Sheet No.:

THE GENERAL RATIONALE OF THIS PALETTE IS TO:

- (A) RE-CREATE A 'MOUNTAIN LANDSCAPE' FEEL
NATIVE PLANTS WILL BE COMBINED INTO A HYDROSEED MIX THAT WILL COVER MUCH OF THE EXCAVATED SLOPE
THIS PLANTING PALETTE WILL BE USED TO CREATE LAYERED PLANTING AROUND TOWNHOME PATIOS & COMMON AREAS (ENTIRES/ PATHS/AMENITIES)
- (B) MEET TECHNICAL REQUIREMENTS OF A COLDER CLIMATE
ALL PLANTS CAN WITHSTAND TEMPERATURES OF ZONES 4-5. PEMBERTON RANGES FROM 6A-7B)
- (C) MAINTAIN SIGHTLINES FROM TOWNHOME UNITS
- (D) CREATE A DYNAMIC RANGE OF INTEREST THROUGH ALL SEASONS
- (E) PROVIDE HABITAT FOR WILDLIFE

PLANTING PALETTE IS PRELIMINARY & MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS. REFER TO L-3 FOR DETAIL PLANTING PLAN

Trees & Groundcovers



Ficea omorika
Serbian Spruce



Pseudotsuga menziesii
Douglas Fir



Acer rubrum
Red Maple



Rhus Glabra
Smooth Sumac



Acer Palmatum 'Sango Kaku'
Coral Bark Japanese Maple

Deciduous Shrubs/Cover



Hydrangea paniculata 'Kyushu'
Panicle Hydrangea



Hydrangea quercifolia 'Snow Queen'
Oak-leaved hydrangea



Cornus sericea 'Cardinal'
Red-twig Dogwood



Fachysandra terminalis
Japanese Spurge



Porteranthus trifoliata
Bowman's Root

Evergreen Shrubs/Ferns



Erica carnea 'Springwood Pink'
Springwood Pink Winter Heath



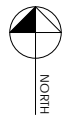
Erica carnea 'Springwood White'
Springwood White Winter Heath



Calluna vulgaris 'Firefly'
Scottish Heather 'Firefly'



Dryopteris marginalis
Marginal Wood Fern



05
04
03 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for DP
NO. DATE ITEM
Revisions:
 Durwin Kwak Ltd
102-1167 Street 5th Avenue
Vancouver BC V6J 1N5
Tel: 604 684 4811
Tel: 604 684 2877
www.dkbc.ca

Project:
ELEVATE AT SUNSTONE
Lot 5 Sunstone Ridges,
Pemberton BC
Drawn by: JBT
Checked by: PK
Date: January 30, 2018
Scale: As Noted
Drawing Title:
Landscape Concept
Planting Palette
Project No.: 18004
Sheet No.:
L-4 of 7

PLANTING PALETTE IS PRELIMINARY & MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS. REFER TO L-3 FOR DETAIL PLANTING PLAN

Perennials



Perovskia 'Blue Spire'
Russian Sage



Aubrieta deltoidea
Rock Cress



Rudbeckia fulgida 'Goldsturm'
Black-Eyed Susan

Perennials



Trollius chinensis 'Golden Queen'
Globe Flower



Astilbe 'Deutschland'
White Astilbe



Brunnera macrophylla 'Silver Heart'
Siberian Bugloss

Perennials/Grasses



Hosta sieboldiana var. 'Elegans'
Elegans Hosta

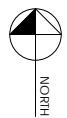
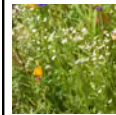


Panicum virgatum 'Northwind'
Tall Switchgrass



Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass

Mix #1 Partial Shade Xeriscape	
Aquilegia caerulea	Columbine, giant
Aquilegia vulgaris	Columbine, dwarf
Campanula carpatica	Tussock Bellflower
Chrysanthemum maximum	Shasta Daisy 'Alaska'
Clarkia elegans	Clarkia
Collinsia heterophylla	Chinese Houses
Coreopsis lanceolata	Lance Leaf Coreopsis
Cynoglossum amabile	Chinese Forget Me Not
Delphinium ajacis	Rocket Larkspur
Dianthus barbatus	Sweet William Pinks
Echinacea purpurea	Purple Coneflower
Eschscholzia californica	California Poppy
Gypsophila elegans	Baby's Breath
Iberis umbellata	Candytuft
Linaria maroccana	Spurred Snapdragon
Nemophila menziesii	Baby Blue Eyes
Papaver rhoeas	Corn Poppy
Viola tricolor	Johnny Jump-Ups
Mix #2 Tall Wildflower Mix	
Centaurea cyanus	Dwarf Cornflower
Cheiranthus allionii	Siberian Wallflower
Clarkia amoena	Dwarf Godetia
Coreopsis lanceolata	Lance-Leaf Coreopsis
Coreopsis tinctoria	Dwarf Plains Coreopsis
Cynoglossum amabile	Chinese Forget-Me-Not
Delphinium ajacis	Rocket Larkspur
Dimorphoteca aurantica	African Daisy
Eschscholzia californica	California Poppy
Gaillardia aristata	Blanketflower
Gypsophila elegans	Baby's Breath
Iberis umbellata	Candytuft
Linum grandiflorum rubrum	Scarlet Flax
Linum perenne	Blue Flax
Lobularia maritima	Sweet Alyssum
Papaver rhoeas	Corn Poppy
Ratibida columnifera	Prairie Coneflower
Rudbeckia hirta	Black-Eyed Susan
Silene armeria	Catchfly
Verbena tenuisecta	Moss Verbena



05
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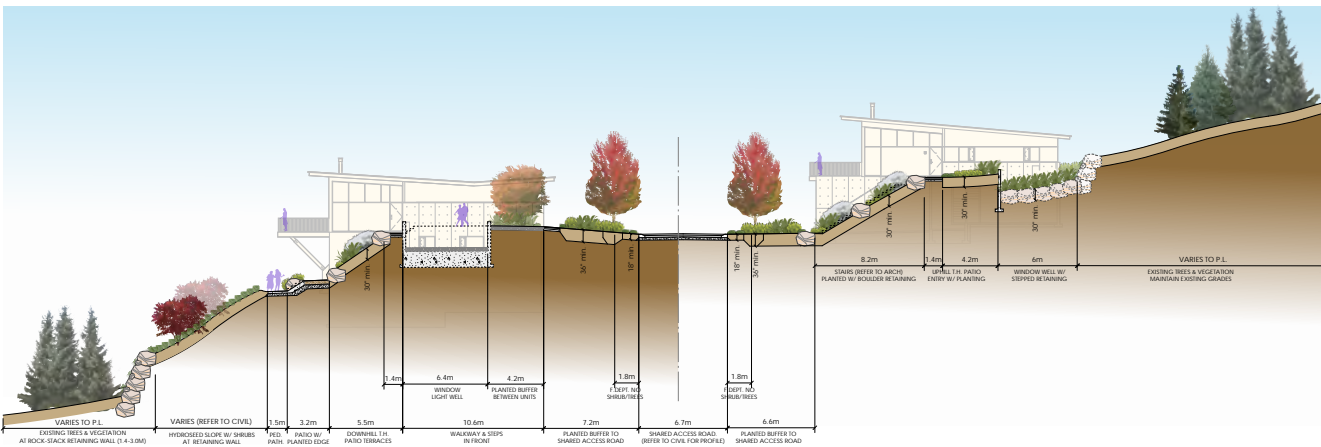


Project:
ELEVATE AT SUNSTONE
Lot 5 Sunstone Ridges,
Pemberton BC

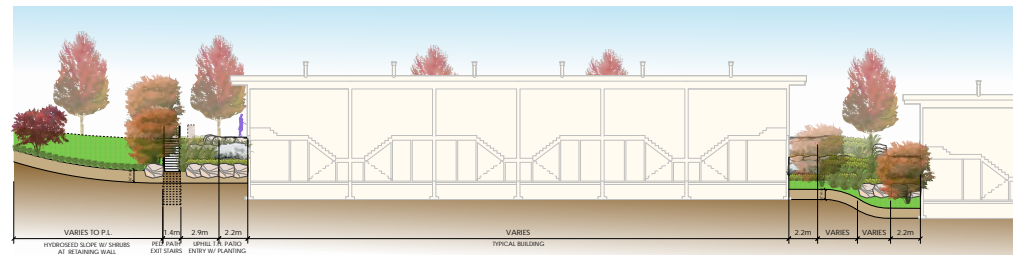
Drawn by: JBT
Checked by: PK
Date: January 30, 2018
Scale: As Noted

Drawing Title:
**Landscape Concept
Planting Palette Cont.**

Project No.: 18004
Sheet No.:



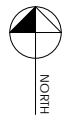
1- ILLUSTRATIVE SECTION NORTH/SOUTH



2- ILLUSTRATIVE SECTION EAST/WEST



THEMATIC ELEMENT - RETAINING WALL



05
04
03 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for DP

NO. DATE ITEM
Revisions:



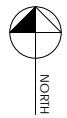
Project: **ELEVATE AT SUNSTONE**
 Lot 5 Sunstone Ridges,
 Pemberton BC

Drawn by: **JRT**
 Checked by: **PK**
 Date: **January 30, 2018**
 Scale: **1/8" = 1'-0"**

Drawing Title:
**Landscape Concept
 Illustrative Sections**

Project No.: **18004**

Sheet No.:



05
04
03
02 Jun 06, 2018 Revised per ADP Comments
01 Apr 10, 2018 Issued for DP

NO. DATE ITEM

Revisions:



Diverse Group Ltd
122 - 1527 Street 5th Avenue
Vancouver BC V6J 1N5
T: 604 684 4811
F: 604 684 2877
www.dgbc.ca

Project:
ELEVATE AT SUNSTONE

Lot 5 Sunstone Ridges,
Pemberton BC

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/8" = 1'-0"

Drawing Title:
**Landscape Concept
Perspective Sketch**

Project No.: 18004

Sheet No.:



102 – 1637 West 5th Avenue, Vancouver BC V6J 1N5 t: 604-684-4611 f: 604-684-0577

ELEVATE AT SUNSTONE	PROJECT NUMBER: 18009
Pemberton, BC	EST By: JBT
DATE: 31 May 2018	

PRELIMINARY BUDGET ESTIMATE

SOFT LANDSCAPE

Large Shade Trees (with Growing Medium 600mm)	each	\$500.00	33	\$16,500.00
Ornamental Shade Trees (with G.M. 600mm)	each	\$350.00	22	\$7,700.00
Mixed Planting (Shrubs/Perennials, #2 pot avg.)	m2	\$15.00	4,900	\$73,500.00
Growing Medium (450mm avg. depth)	m3	\$35.00	1,430	\$50,050.00
Hydroseeded Planting Mix	m2	\$4.00	2,520	\$10,080.00
Sodded Lawn (with G.M. 300mm)	m2	\$6.00	450	\$2,700.00
Structural Lawn (with 300mm base)	m2	\$10.00	325	\$3,250.00
Subtotal				\$163,780.00

HARD LANDSCAPE

Concrete Paving	m2	\$70.00	295	\$20,650.00
Concrete Stairs Formworks (~1m depth)	m3	\$300.00	15	\$4,500.00
Unit Concrete Pavers	m2	\$70.00	395	\$27,650.00
Stone Crush Gravel	m2	\$25.00	365	\$9,125.00
Decorative River Rock	m2	\$35.00	195	\$6,825.00
Subtotal				\$68,750.00

SITE FURNITURE

Entry Monument & Site Signage	allowance	\$5,000.00	1	\$5,000.00
Stone Feature Wall (with CIP footing)	lm	\$550.00	25	\$13,750.00
Boulders Installation (1,200 Boulders from Excav.)	allowance	\$30,000.00	1	\$30,000.00
Subtotal				\$48,750.00

SUB-TOTAL	\$281,280.00
GST (5%)	\$14,064.00
TOTAL	\$295,344.00

- 1 This budget estimate accounts of all landscape work within the property line only
- 2 This budget estimate represents our opinion of probable costs based on recent project experience.
- 3 Durante Kreuk Ltd. assumes no responsibility for correlation with bid and construction prices.
- 4 Cost include supply, delivery and installation of materials

August 24, 2020

Village of Pemberton

Box 100
7400 Prospect Street
Pemberton BC V0N 2L0

RE: Design Rationale for “Elevate at Sunstone”**Project Overview**

‘Elevate at Sunstone’ is a proposed 50 unit residential development in the newly formed community of Sunstone Ridge. This multifamily community is situated on a steep sloping site near the base of the mountain, south of Road A and just north of the CN Railway line providing dramatic southward views over the Pemberton Valley to Mt. Currie. The project is comprised of 24 residential buildings (1 fourplex and 23 duplexes) and one accessory building for garbage and recycling.

All buildings are accessed off of a shared common road complete with a cul-de-sac providing safe distances for emergency vehicle maneuvering. Four visitor parking stalls have been provided at the entry of the development. Three areas for snow dump have been designated at the entry, cul-de-sac and at the end of the common road.

There are 2 types of duplexes; the uphill duplexes are located on the north side of the common road and the downhill duplexes and fourplex on the south side. All duplexes have a full length driveway and double car garage which can accommodate parking up to 4 vehicles per unit. Duplexes are organized over 2 storeys and include 3 beds plus den and feature generous open living space providing access to a large exterior deck and southward views.

Revisions to the previous DP submission

There have been a number of revisions to this proposed development since the previous DP submission dated 2018 04 10. These revisions are a response to feedback from potential home buyers as well as comments our team received in the first ADRC meeting. Revisions are as follows:

- Increased lot size to allow for some additional dwellings beyond the cul de sac at the eastern edge of the property.
- Revised all of the building types from sixplexes to duplexes. (except for the fourplex which is currently under construction as per the previous DP) This allowed us to offer larger units, increased parking w/ double car garages, additional bedrooms and better access to natural light in all of the units.
- Deleted all rock stack retaining walls in favour of naturally landscaped slopes where possible. We have proposed 1 sierra mechanically stabilized earth wall along the southeastern portion of the property where grades are more challenging.
- Reduced the amount of plantings throughout the development in favour of larger hydro seeded areas in order to help reduce maintenance concerns and strata fees.
- Revised the front entry design in order to provide a more welcoming front entry experience from the common road. Interior layouts were also revised to offer more generous living space and bedroom sizes.

Design Rationale and Compliance with OCP and DP guidelines

'Elevate at Sunstone' is a proposed multifamily community with a focus on outdoor living. The architecture is inspired by the simple forms of traditional mountain villages as well as the local tradition of west coast modern architecture. The buildings are well set back from the lot lines and required setbacks in order to ensure a minimal visual impact from Road A and adjacent properties. All buildings are two storeys and heights are kept to a minimum by recessing the building forms into the hillside. The shared access road running through the site closely follows the existing contours so that the natural form of the mountainside is maintained. To ensure privacy to neighbouring lots, existing trees around the perimeter of the site will be maintained as much as possible. Furthermore, the balconies and outdoor living space views are directed to the south for maximum solar exposure while not overlooking neighbouring properties. The buildings are organized in two rows of duplex buildings with 1 fourplex on the south side of the common road.

The roof design of all buildings takes the form of one low sloping roof opening to the southern view and tucking discreetly into the hillside behind. Roof heights have been carefully considered so that the duplexes located on the uphill side of the roadway have a view overtop of the downhill side duplexes. Penetrations in the roofs will be kept to a minimum with the primary roof feature being the fireplace chimney flues that will have a slim, simple profile that will tie into the modern cabin aesthetic. The majority of units have entries that face the access road for a friendly and neighbourly design.

The proposed exterior building materials were selected for their high level of durability, suitability to the local climate and architectural appeal. They are characterized by a mix of charcoal stained siding (vertical and horizontal orientations), light grey metal roofs, black picket guardrails and large areas of glazing oriented to the southern views, providing for a very open and contemporary feel. Generous roof overhangs with natural cedar soffits will provide a warm feel throughout the development.

The streetscape design has been carefully considered in order to create a calm and welcoming environment. A site monument will be located at the site entry to provide a "gateway" as visitors enter the site. The streetscape is generously landscaped and will provide varying experiences throughout the changing seasons. The garage doors facing the shared access road have been designed to match the color of the adjacent siding to assist with creating a calm streetscape. Landscape plantings will include native and appropriate non-native plants that are adapted to site conditions, climate and design intent. The use of native vegetation promotes regional identity and a sense of place, supports biodiversity, reduces pesticide use, and supports water conservation by minimizing the use of potable water for irrigation. Filled slopes with plantings are designed to reduce the use of retaining / foundation walls. Plantings will be kept back from the curb edge of the shared access road in order to support their success in a snowy winter climate.

Passive building design principles have been implemented to minimize the energy usage and carbon footprint of the community. All of the south facing living spaces have large amounts of efficient glazing with deep five foot roof overhangs in order maximize summer shading and also to maximize low sun angle penetration in the winter. All units will be equipped with high performance heat recovery ventilators in order to provide an efficient and comfortable living environment. Garages will be pre-wired for electric vehicle charging stations.

Each duplex unit has a full length driveway for access to an attached 2 car garage which also provides vehicle parking for multiple vehicles or guests. Snow management has been considered by providing 3 snow dump zones along the length of the access road. The roofs of the uphill duplexes have been directed away from the residential entries and sidewalk areas in order to ensure a safe pedestrian environment. The roofs of the downhill building will contain heavy duty gutters and snow stops. In addition, light grey coloured metal roofing will help mitigate freeze thaw cycles as they reflect light and heat absorption.

Principles of “Crime Prevention Through Environmental Design” have been implemented through various landscape, building and lighting design strategies. The landscaping is designed to maintain clear sight lines from the access road to the unit entries. The uphill balconies overlook the shared access road to provide opportunities for natural surveillance. Site lighting has been thoughtfully placed to ensure proper visibility at night while maintaining a low impact to neighbouring areas. Two streetlamps are proposed; one at the post office boxes to provide general lighting security near the entry and one streetlamp at the end of the cul-de-sac for security and to prevent loitering. The individual townhouses are animated with up/down light to highlight the addressing and the entries will also have up/down light to highlight the wood soffits and provide warmth at the main entrances.

Parking Variance

We are requesting a variance on the quantity of designated visitor parking spaces and accessible parking spaces given that the proposal far exceeds the required parking for residential units by 100 spaces (min. requirement is 100 spaces and we are providing 200). Each two-bedroom unit provides two parking spaces and each three-bedroom unit provides four parking spaces which exceeds the minimum ratios from Section 500. Because of this, visitor stalls have been reduced from the required 13 spaces to 3 spaces located along the access road. The number of accessible parking spaces has been reduced from the required 4 spaces to 1 space along the access road because each individual driveway has the ability to allow for accessible parking.

‘Elevate at Sunstone’ is a proposed development that has been carefully designed in order to comply with the OCP policies, the zoning bylaw and the development permit guidelines. The design creates a safe and appealing housing community that respects the neighbouring properties and fits appropriately into its mountainside context.

If you have any questions or require further clarification please feel free to contact our office



Justin Bennett, Architect AIBC
Principal

UWA | Urban West Architecture Inc.
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604.603.1332

October 5, 2020

Village of Pemberton

Box 100
7400 Prospect Street
Pemberton BC V0N 2L0

RE: Variance Request for “Elevate at Sunstone” – Lot 5 Sunstone Ridge

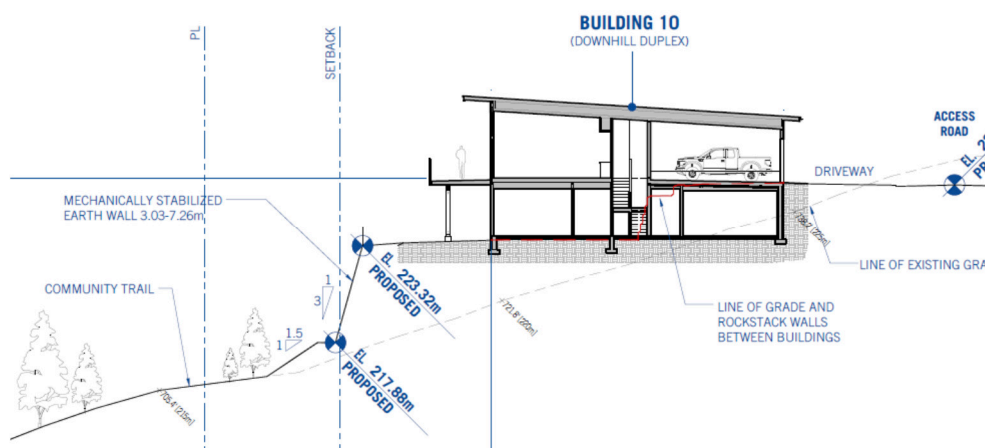
Dear Joanna Rees

Please find attached the following revised drawings for your reference to be reviewed in conjunction with this letter:

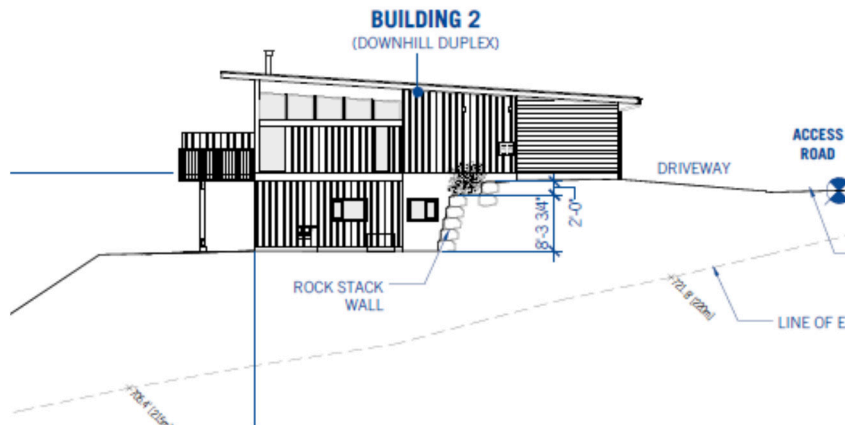
- A011 Site Plan dated 2020 10 05
- A015, A016 Site Sections dated 2020 10 05

Thank you for the email dated October 1st, 2020 indicating that a variance would be required as part of our application to amend Development Permit #83 in order to facilitate the development of a some retaining walls that are higher than what is permitted in the zoning bylaw. This letter is intended to clarify the location and heights of those retaining walls and also provide a rationale as to why they were proposed.

We have proposed a Mechanically Stabilized Earth Wall on the south-eastern corner of the property which ranges in height from 3.3m to 7.26m. Refer to#3/A015 (and the image below) for a site section that represents this condition. Please note that this wall does extend onto the adjacent property to the east however this property is owned by the same owner. This wall is intended to be able to support plant life so it will have the appearance of a green wall and provide an attractive appearance from the nearby community trail.



We have also proposed a series of 8'-4" high rock stack walls located between all of the Downhill duplexes in order to mediate the significant drop in grade between the access road and the rear yards of all of these duplexes. Trees and plantings will screen these rock stack walls in order to minimize their appearance from the community trail. Refer to #1/A015 for a site section through this area and also the image below.



Our design team has made great efforts to grade the site in order to provide an attractive and naturally landscaped appearance along the mountainside and minimize the use of retaining walls as much as possible. Due to the significant drop in grade throughout the site we had to implement some taller retaining walls in strategic areas in order to develop the site in a feasible manner.

We would like to note that our previously approved Development Permit had significantly more high retaining walls – approximately 300m of a 4-5 meter high rock stack walls along the lower part of the site and 250m of 3-4m high rock stack walls along the upper part of the site.

Thank you for considering our variance request and including it in our amended DP submission. If you require any additional information please feel free to contact me directly.

Sincerely,

Justin Bennett, Architect AIBC
Principal

UWA | Urban West Architecture Inc.
justin@uwarchitecture.com
604.603.1332